STATEMENT OF EXISTING AND INTENDED USES

The property that is the subject of this application is located at 1623 28th Street, N.W., Lot 3, Square 1285, (the "subject property"). The subject property is located in the R-1-B District and the Georgetown Historic District. The subject property is improved with the Evermay estate that includes the main building, constructed in 1792 and consisting of 15,188 square feet, as well as extensive gardens, landscaping and other buildings. The buildings on the property are currently used for residential purposes.

The Evermay Society (the "applicant") is a District of Columbia nonprofit corporation that proposes to use the existing residential buildings on the subject property. The Evermay Society envisions the property as a meeting place for decision-makers committed to reconnecting Americans with civility and their legacy as a nation. As a crossroads for communities of all races and creeds, Evermay seeks to provide a refuge for teaching and learning; a gracious and private setting to nurture and inspire troubled souls; a portal for the coming and going of thoughtful and concerned leaders with a passion for enlightened engagement involving cutting-edge issues of national and international importance.

The applicant intends to use the subject property to further these goals. The Evermay Society will encourage non-traditional approaches to addressing contemporary community problems in areas such as social equity, education, heritage and cultural resources, healthcare, the environment, scientific research and bio-ethics and religion. In particular, the applicant intends to use the subject property: i) to provide office and incubator space for select non-profit organizations for short periods of time at affordable rents; ii) as a retreat facility; iii) as a location for fundraising events for non-profit organizations; iv) for tours and open houses of the grounds and buildings; v) for community and private events; vi) as a base for a "scholars in residence" program; and vii) for a small gift shop for the Evermay Society.

SATISFACTION OF THE SPECIAL EXCEPTION BURDEN OF PROOF

The proposed application fully satisfies the requirements of Section 217 of the Zoning Regulations to allow nonprofit organization use of the subject property, as described below.

RECEIVED
D.C. OFFICE OF ZONING
2002 NOV 12 PM 3:50

217.1 (a) The Evermay property is included on the DC and National Register of Historic Sites and is also located in the Georgetown Historic District.

(b) The main building on the subject property has a gross floor area of greater than 10,000 square feet.

217.2 The proposed use of the subject property by The Evermay Society will not adversely affect the use of neighboring properties.

217.3 The amount and arrangement of parking spaces located on the subject property will be sufficient to minimize traffic impacts on the adjacent neighborhood.

BZA
Case No. 16971
Exhibit No. 10

Board of Zoning Adjustment
District of Columbia
CASE NO.16971
EXHIBIT NO.10

217.4 No goods or merchandise will be created, exchanged or sold in the residential buildings on the subject property. The Evermay Society may sell publications or materials related to its goals described above.

217.5 No additions or modifications are planned to the buildings on the subject property as a result of this application.