

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

**Application of S&R Foundation, Inc (d/b/a S&R Evermay)
BZA Application No. 21457
1623 28th Street, NW, Washington, DC (Square 1285, Lot 0006)**

PREHEARING STATEMENT OF THE APPLICANT

**I.
Nature of the Relief Sought**

S&R Foundation, Inc., d/b/a S&R Evermay, a 501(c)(3) non-profit organization, (the "Owner" or "S&R Evermay") proposes to renew the non-profit organization's use at Evermay, located at 1623 28th Street, NW, Washington, DC (Square 1285, Lot 0006) ("Property" or "Evermay").¹ S&R Foundation first began operations at the Property in 2012, pursuant to the Board of Zoning Adjustment's ("BZA" or "Board") Order No. 18315, granting a special exception ("SE") to permit non-profit operations at the Property. At the time, the Property was owned by Evermay Georgetown, LLC; the co-managing members were Doctors Sachiko Kuno and Ryuji Ueno. Prior to expiration of the five-year term, the BZA renewed the approval in 2016 pursuant to Order No. 18315-A, for a ten-year period. At that time, and as reflected in the associated Order, priorities shifted to the non-profit endeavors of the S&R Foundation's founders, the Sachiko Kuno Foundation and the Ryuji Ueno Foundation, under the auspices of S&R Foundation. *See Exhibit A.*

In July 2024 the LLC conveyed Evermay to S&R Foundation, d/b/a/ S&R Evermay, therefore, in advance of the expiration in December 2026 of the current SE, S&R Evermay seeks renewal of special exception # 18315-A to continue non-profit operations. In recognition of its

¹ The prior applications to the BZA identified the property as Square 1285, Lot 0815, the lot being denominated for Assessment and Tax purposes. In 2024 the lot was converted to record lot 0006 via the subdivision process.

successful mitigation of any impacts to the neighborhood over the past two SE periods, S&R Evermay seeks a 25-year term, subject to any future transfer to a non-related entity prior to the expiration of the term.

The Property has a total measured land area of 3.57 acres, or 155, 509 SF. A survey is included as Exhibit B.

II. Jurisdiction of the Board

The Board has jurisdiction to grant the requested relief pursuant to X § 901.1, Subtitle U § 254.14 and 11-U DCMR § 203.1(o).

III. Background

A. Site and Vicinity Characteristics

1. The Property

The Property is located in the R-1B/GT District, as shown on the Zoning Map attached as Exhibit C. It consists of Lot 006 in Square 1285 and is bounded by 28th Street, NW to the west; Oak Hill Cemetery to the north and east; and Dumbarton Oaks and four single-family dwellings to the south, three fronting on Q Street and one on 28th Street. Across 28th Street to the west are additional single-family detached homes and row dwellings in Square 1284. The Property is within the Old Georgetown Historic District and is individually designated as a historic landmark on both the D.C. Inventory of Historic Sites and the National Register of Historic Places.

The main house, a three-story Federal-style mansion, was constructed in 1801 and

contains 10,110 square feet of gross floor area, plus 5,182 square feet of cellar space. The Gate House, located by the street entrance at the north end of the Property, contains 2,285 square feet of gross floor area and is used for residential purposes. The former domestic quarters, west of the main house, contain 1,252 square feet of gross floor area. Several parking areas on the east side of the Property serve guests and service personnel and can accommodate up to 107 stacked vehicles with valet parking. South of the main house is a series of landscaped garden areas. *See Exhibit D.*

2. Evermay History

Evermay's history dates to the late eighteenth century. Samuel Davidson, a Scottish-born resident of Georgetown, settled there in 1783 and became a Georgetown commissioner the following year. A close friend of Major Pierre Charles L'Enfant, he purchased a tract on Dumbarton Rock in 1792 that, through later additions, grew into the thirteen-acre estate known as Evermay.

With the help of Nicholas King, a friend and Surveyor of the City of Washington, Davidson designed the home which he occupied in 1801. Childless, Samuel Davidson left Evermay to a nephew, Lewis Grant, also a native of Scotland and a businessman in and around Baltimore and Queen Anne, Maryland.

A condition of the inheritance was that Mr. Grant would assume the Davidson name, which he did. Subsequently, the Davidsons married into the Dodge family, who sold two-thirds of the estate in the mid-1800s, much of it to develop Oak Hill Cemetery. The remainder of the Property was later sold to John D. McPherson, a local attorney, in 1877. After his death the Property was leased to the William Blakely Orme family, who lived at

Evermay for 20 years. McPherson's descendants then sold the Property to Francis H. Duehey in 1919, who intended to develop the Property as a hotel or apartment buildings.

However, when zoning permission was withheld, the estate was sold in 1923 to Ferdinand Lamot Belin, an international diplomat, architect and philanthropist. The Property remained in the Belin family for many years until July 2011 when Harry Belin sold the Property to Evermay Georgetown, LLC. Doctors Sachiko Kuno and Ryuji Ueno co-founded the S&R Foundation in 2000 and established S&R Foundation headquarters at Evermay while also retaining use of the property for residential purposes. In July 2024, the Property was conveyed to S&R Foundation, which now trades as S&R Evermay.

3. The Vicinity

Evermay is situated within Georgetown. Specifically, Square 1285 is generally bounded by Rock Creek Park on the north and east, Q Street on the south, and 28th Street on the west in Northwest DC. *See Exhibit E.* With the exception of Oak Hill Cemetery, which has been placed within the Parks, Recreation, and Open land use category, Evermay and all of the surrounding properties are designated for moderate density residential land uses on the Future Land Use Map of the Comprehensive Plan.

IV.

Description and Operation of the Foundation

A. Description of S&R Evermay

Doctors Kuno and Ueno established the S&R Foundation in 2000 to encourage and stimulate scientific research and artistic endeavors among gifted young individuals, with an emphasis on individuals who had, or could, contribute to a greater understanding between the United States and their native Japan. Originally the purposes of the Foundation were

focused on the fields of the arts, cultural understanding, as well as medical and pharmaceutical research. In 2011, after witnessing, and in some cases, experiencing, the world-wide effects of earthquakes, tsunamis and hurricanes, the Foundation's Board of Directors expanded the Foundation's purposes to include the exchange of knowledge regarding such catastrophes, including recommendations for appropriate response to, and management of, emergency hazards. The more specific purposes of the Foundation, as listed in the Articles of Incorporation, as amended, are included in Exhibit F, attached.

Pursuant to the Internal Revenue Section 501(c)(3), S&R Evermay qualifies as a non-profit and remains a private foundation but has transitioned from a grantmaking foundation to an operating foundation. The 2024 property transfer kickstarted a strategic planning process and potential rebrand to “Evermay” (legally the entity remains the S&R Foundation, Inc. d/b/a S&R Evermay). As an operating foundation, S&R Evermay will maintain charitable, scientific, literary and educational purposes but discontinue the practice of providing grants.

Moving forward, S&R Evermay programming is shifting to a new institutional model building infrastructure for long-horizon thinking – people working on projects 10+ years in the making. Scientists, artists, technologists, and thinkers will continue to come to Evermay, but within the context of exploring ideas that extend well beyond immediate timelines. In the future, non-profit programming will focus on the intersection of science, technology, art and history. To accomplish these lofty goals S&R Evermay will borrow from past wisdom, in combination with our current technological opportunity for the benefit of humanity. Thoughtfully curated collaborations set within the Evermay environment will provide a neutral ground for dialogue, cultural and civic exchanges, and shared imagination about a better future. This infrastructure is intended to facilitate talented visionaries - albeit policy makers, philosophers, innovators,

scientists and artists of all genres - to pursue ideas that may take decades to unfold but may lead to long-term solutions to intractable problems.

Pursuant to approval of the special exception, S&R Evermay will continue to run its operations from the existing offices at the Property. Under no circumstances will Evermay be used as a rental venue for parties, weddings or functions of a purely social nature.

B. Operations of S&R Evermay

As noted, pursuant to approval of the special exception, S&R Evermay intends to maintain its offices at Evermay, conduct its business operations and hold associated non-profit events there, as well. Concerts, exhibits and meetings will continue to be held at Evermay. Through residencies, convenings, and public programs, S&R Evermay intends to give people the space to pursue ideas that may take decades to unfold. To accomplish these goals, S&R Evermay proposes a 25-year term subject to conveyance to a non-related entity prior to the term.²

1. Non-Profit Offices

Since 2012, S&R Foundation has maintained offices in an existing, one-story building on the Property³. *See Exhibit B*. Up to ten (10) employees may work on-site, although fewer than 10 currently do. Office hours are Monday through Friday, 8:00 a.m. to 6:00 p.m., with evening and weekend hours only as needed for the non-profit operations and events. This schedule allows flexibility for employee arrivals and departures, and the Property's 107 parking spaces provide ample parking for staff.

² The Applicant considers a non-related entity to mean an entity that has had no connection to S&R Evermay, to its management, to its board of directors, or to its mission and goals.

³ The building originally served as domestic quarters but was renovated in 2012 for office use.

2. Non-Profit Events

Non-Profit events will consist of concerts, civic events, S&R Evermay fund-raising events, and meetings. The highly popular concert series introduced in the first SE period was rebranded as the Listening Room, with the initial concerts held this past fall and continuing in the spring. A total of four (4) concerts were presented between September 19th thru November 14th. For the Spring 2026 season, six concerts were held between March 13th and May 22nd, 2026.⁴ Additional musical events will be added in the future as well as the recently added learning/wellness events.

Non-profit events fall into two buckets. One, programming for the public include, but are not necessarily limited to, concerts, book reviews, and wellness sessions (for example, yoga and meditation). These events are advertised online but attendees must be registered ticket-holders to attend. This technique enables S&R Evermay to control the number of attendees. The second bucket includes, but is not limited to, seminars, retreats, presentations, panels, boards, etc., which sometimes could be co-hosted or hosted by collaborative organizations. For example, S&R Evermay will bring together “outside the box” thinkers, and experts from opposite sides of an issue to create new thinking and consensus to analyze and relay results in a tangible manner.

The days and hours for non-profit events purposefully provide flexibility to mitigate any associated impact upon the neighborhood, as follows:

⁴ See <https://listeningroom.sandrevermay.org/#performances>.

Days	Hours
Monday through Thursday	10 a.m. to 10:00 p.m.
Friday and Saturday	11 a.m. to 11:00 p.m..
Sunday	1:00 p.m. to 9:00 p.m.

On Fridays and Saturdays, all events will move indoors after 10:00 p.m. to mitigate noise impacts. Staff will continue to use best efforts to ensure that all guests depart the Property by or before the event end time. As noted above, attendance is limited to invited guests only, and then further restricted by the number of guests. The maximum number of guests has been 200 since the 2012 SE was approved and there is no change sought in this application.

In 2012, when the first SE was approved, the event schedule permitted 93 annual events. In 2016, the Foundation was in the initial period of operating a social impact incubator at Halcyon House and planning to open an arts incubator at the former Fillmore School. With those ongoing affiliated operations, it was determined the program load at Evermay could be reduced therefore, in 2016, S&R asked the Board's approval of only 40 annual events. In 2026, the social impact incubator is no longer affiliated with S&R, nor with S&R Evermay, and the Fillmore is providing temporary space for the Boys & Girls Clubs while its permanent facility, Jellef, undergoes a multi-year renovation.

Combined with the transition to an operating foundation, there is renewed focus on Evermay as the center of operations. For the SE renewal, S&R Evermay requests 72 non-profit events, more than the 2016 renewal but less than the 93 events per the 2012 approval. The following event schedule for the Non-Profit Events is proposed:

No. of Guests	Maximum No. of Non-Profit Events Annually	On-site Parking
1-50	12	Foundation Staff
1-100	40	Valet Service
1-150	12	Valet Service
1-200	8	Valet Service
Total	72	

As noted, the Property provides 107 on-site parking spaces. For events with 50 or fewer guests, Foundation staff will manage parking; for larger events, S&R Evermay uses valet service. This approach has worked well for the past 14 years and will continue.

3. Future Fellows Program

This program will offer up to 12 persons an in-residence “sabbatical,” although initially, the number of Fellows per residency period will be fewer, likely four to six. Future fellows will reside at Evermay for one to two months for the exploration and exchange of ideas that could help shape the world and its needs 10 years from now. Qualifications will include a radical imagination which, when combined with cross-pollination between cultures, world/national views, and disciplines, are anticipated to result in shared ideas about how to better humanity’s future.

This unique program implicitly mitigates traffic impacts since Fellows are not coming and going but residing on-site.

4. Garden and House Installations

Over the past 14 years, many people have expressed interest in visiting Evermay to view its landscaped gardens. To further the Property’s nonprofit use and share the gardens, S&R

Evermay seeks permission to open the house and gardens by appointment during thematic and mission-related installations.

Zoning entitlements at Tudor House, Dumbarton House and Dumbarton Oaks permit the ability to offer daily tours but the Evermay garden experience will be different in that it will not be offered year-round. Instead, pursuant to the BZA's approval, the Evermay gardens (and sometimes related house tours) will be restricted to opening for a maximum of four months annually with no requirement to be open for any period of time. Also, unlike Tudor House, Dumbarton House and Dumbarton Oaks, Evermay has no intent or plans to open the gardens and house for tours except for special exhibits and/or installations.

During the special exhibits, a maximum of 50 persons will be permitted in the nearly four acres of gardens at any one time, whether self-guided or guided by staff, artists, etc. Also, visits to the garden and main building will be by appointment only in order for S&R Evermay to maintain control over the flow and number of guests.

When the gardens (and main building) are open the following guidelines will limit days, hours and availability:

Days	Hours
Monday thru Thursday	10:00 a.m. – 10:00 p.m.
Friday and Saturday	1:00 p.m. to 10:00 p.m.
Sunday	1:00 p.m. to 9:00 p.m.

5. Conditions for Non-Profit Operations

All non-profit operations will be subject to the Order approved by the Board. A draft Order is attached that contains all of the applicable restrictions and conditions set forth in the

first two Orders approved by the Board. Working with the former and current Orders, and in consultation with ANC 2E Commissioner Daniel Chao, the Owner proposes a draft Order to the Board attached as Exhibit G. This draft Order was recommended for approval by the ANC 2E at its May 4, 2026 meeting.

V.

Special Exception for Non-Profit Use under the Zoning Regulations

A. Nature of Relief Sought

The R-1B/GT district permits non-profit organization use through special exception relief. In order for S&R Evermay to continue non-profit operations at Evermay, it must seek special exception relief under Title 11-U DCMR §203 of the Zoning Regulations. S&R Evermay meets the requirements as detailed below.

B. Standard of Review

a. § 203.1 (o)(1) *If the building is listed in the District of Columbia's Inventory of Historic Sites or, if the building is located within a district, site, area, or place listed on the District of Columbia's Inventory of Historic Sites.*

Evermay satisfies both conditions. The main building was constructed in 1801-1802 and is listed in both the D.C. Inventory of Historic Sites, and in the National Register of Historic Places, as an individual historic landmark. Also, Evermay is located within the Georgetown Historic District.

b. § 203.1(o)(2) *If the gross floor area of the building in question, not including other buildings on the lot, is ten thousand square feet (10,000 ft.²) or greater.*

The gross floor area of the main building, not including other buildings on the lot, is 10,110 square feet of gross floor area. The main building also contains 5,182 square feet of cellar space. The Gate House, adjacent to the formal entrance to the Property, contains 2,285

square feet of floor area, and the former domestic quarters contain 1,252 square feet of floor area. Thus, the application meets the gross floor area requirements of this provision.

c. § 203.1(o)(3): *The use of existing residential buildings and land by a nonprofit organization shall not adversely affect the use of the neighboring properties.*

The use of the existing buildings and land by S&R Evermay will not adversely affect the use of neighboring properties. In fact, the Owner is unaware of any complaints for the past 15 years that use of the Property has adversely affected neighboring properties, hence, S&R Evermay requests a term of 25 years for this application, subject to transfer of ownership to a non-related entity.

Consistent with the past applications, no more than 10 employees will have offices at Evermay, and the grounds provide more than adequate parking for the employees. Most activities will occur during normal business hours, Monday through Friday, 8 a.m. to 6 p.m. Following discussions with ANC 2E Commissioner Chao, the prior restriction on events between the hours of 4:00 to 7:00 p.m. were removed in the Conditions. This change evolved on the theory that events in the evening could be scheduled to “catch” people leaving work rather than having attendees drive from work to home and home to Evermay. The District Department of Transportation (“DDOT”) agreed with Commissioner Chao and this change was incorporated into the draft Conditions. See Exhibit G. Significantly, Evermay will continue its practice of not renting the property as a wedding or other “social party” venue. Consequently, the Foundation will have strict control over its operations. Public and private events have historically been held at Evermay for more than 80 years. In its present, self-sustaining status, S&R Evermay wishes to open the property to the community and public for its operations yet still maintain a comprehensive list of requirements and protocols to minimize external effects.

d. § 203.1(o)(4): *The amount and arrangement of parking spaces shall be adequate and located to minimize traffic impact on the adjacent neighborhood.*

Evermay is unique in that it can accommodate parking for 107 vehicles. The Applicant engaged Gorove-Slade to review traffic conditions; a scoping application was submitted to the District's Department of Transportation ("DDOT") in early November and the "Transportation Statement for the Evermay BZA Renewal" was submitted on March 12, 2026. A copy is attached as Exhibit H; the parking plan is shown on page 7.

With 3.57 acres of land, Evermay is well positioned to provide ample on-site parking in a manner that minimizes traffic impacts on the adjacent neighborhood. The Applicant has not increased the number of attendees – 200 maximum - permitted per event since then. S&R Evermay will continue to follow recommendations to reduce neighborhood traffic impacts and has implemented required Transportation Demand Management ("TDM") measures. Events with more than 50 attendees require valet service, a practice maintained for the past 14 years. Increasingly, attendees use rideshare services, reducing the number of personal vehicles and demand for street parking, which event invitations expressly discourage. To date, all vehicles driven to the site have been accommodated on the Property, and because the guest count is not increasing, there is no reason to expect on-site parking to be insufficient. Groups arriving by multi-passenger vehicles will be required to use vans that can readily enter the site for passenger loading and unloading. S&R Evermay does not request any change to the existing delivery guidelines, procedures, or delivery times.

Evermay will maintain mitigation efforts in prior orders. Additionally, the conditions proposed in the draft Order reflect a new requirement for an Evermay Transportation Coordinator to serve as the point of contact with the ANC2e, DDOT, Zoning and goDCgo. The

other mitigation measure is simply memorialization of the Foundation's routine practice of directing guests to refrain from using on-street parking in lieu of valet services and/or alternative transportation methods. pursue potential mitigation efforts.

The owners of Evermay, immediate past and present, have endeavored to ensure that the quiet enjoyment of neighboring properties is not disrupted. S&R Evermay will continue to maintain strict control over its events and the "open door" policy for its neighbors. To reiterate, Evermay *will not* be rented or as a wedding or social event venue. All deliveries will occur on-site consistently with strict procedures and delivery times so as to mitigate noise and disturbance of neighbors at night.

Prior to submitting the current application, two meetings were held with neighbors within the 200-foot radius and subsequently, with the ANC2E. S&R Evermay remains steadfast in its commitment to implement a comprehensive list of requirements and protocols to minimize external effects as set forth in the draft Conditions.

e. ***§ 203.1(o)(5): No goods, chattel, wares, or merchandise shall be commercially created, exchanged, or sold in the residential buildings or on the land by a nonprofit organization, except for the sale of publications, materials, or other items related to the purposes of the nonprofit organization.***

Over the past 15 years, excluding artists' CDs, no goods, chattel, wares or merchandise were commercially created, exchanged or sold on the Property. Throughout the two SE periods, only a couple of S&R Foundation award winners made available CDs at concerts, which were sold at cost. Maintaining this practice, future sales, if any, of publications, materials, or other items, will occur *only* if related to the mission and purposes of S&R Evermay.

f. § 203.1(o)(6): Any additions to the building or any major modifications to the exterior of the building or to the site shall require the prior approval of the Board.

There will be no additions to the buildings or any major modifications to the exterior of the buildings, or to the site. There are no plans for future construction on the property other than possible landscape structures.

g. 11-X DCMR § 901.1-2: The Board is authorized...to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.

The special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to adversely affect the use of neighboring property in accordance with the Zoning Regulations and Zoning Map. The very purpose of 11-U DCMR §203 is to allow large historic properties such as Evermay to be used for non-profit organization purposes, subject to review by this Board. Since 2012, S&R Foundation, and now S&R Evermay, has protected the historic property, put the property to productive use, created presence as a good neighbor, and contributed to the vitality of the Georgetown Historic District.

VI.

Community Support

S&R Evermay values its location in the Georgetown community and is highly respectful of its adjacent neighbors and citizens. To that end, Evermay has maintained a community liaison but more importantly, maintains an “open door” policy to neighbors. For purposes of this application, the Applicant met with Daniel Chao, who represents the ANC 2E07 Single Member District. S&R Evermay issued invitations to neighbors within the 200-foot radius

for meetings held on January 7, 2026 and February 3, 2026. New and long-time neighbors attended the meeting; at both meetings, the proposed operations were discussed and no opposition was expressed. Commissioner Chao attended the January 7 meeting. The ANC voted unanimously to support this application, conditioned upon a draft Order. *See Exhibits G and I.*

VII. Witnesses

The following witnesses may provide testimony at the Board's public hearing on the application:

1. Kate Goodall, S&R Evermay Foundation
2. Daniel Solomon, Gorove/Slade

See Exhibit H.

VIII. Exhibits in Support of the Application

The following exhibits are attached to this statement in further support of the application:

- Exhibit A: 2012 and 2016 Approved Orders
- Exhibit B: Survey of Evermay Georgetown illustrating the site; drawing illustrating Evermay Gardens, site plan of Evermay.
- Exhibit C: Portion of the Zoning Map illustrating the site and surrounding area
- Exhibit D: Landscaped Gardens
- Exhibit E: Area Surrounding Evermay
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- Exhibit F: S&R Articles of Incorporation, as amended
- Exhibit G: Proposed Special Exception Conditions
- Exhibit H: Traffic Impact Study prepared by Gorove/Slade
- Exhibit I: Letter of Support from Advisory Neighborhood Commission 2E
- Exhibit J: Outlines of Witness Testimony:

- Kate Goodall, S&R Evermay
- Daniel Solomon, Gorove/Slade

Exhibit K Deed from Georgetown Evermay LLC to S&R Foundation, Inc.

IX.
Conclusion

For the reasons stated above, the requested relief meets the applicable standards of the Zoning Regulations and can be granted without substantially impairing the intent, purpose and integrity of the Zoning Regulations. The Applicant therefore respectfully requests the Board grant the application.

Respectfully submitted,

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June 15, 2026