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Outline of Testimony
before the Zoning Commission

Application No. 03-07
3232 – 3240 R Street, N.W.

Steven E. Sher
Director of Zoning and Land Use Services
Holland & Knight LLP

May 5, 2003

I. Site location and description

A. Location

1. South side of R Street between Wisconsin Avenue and 32nd Street, N.W.

2. Project site consists of Lots 96 and 1015 (formerly lots 97, 98 and 99) in Square 1280

B. Size

1. Total site area is approximately 39,904 square feet

2. Site has frontage of approximately 184 feet on R Street

ZONING COMMISSION
District of Columbia
CASE NO.03-07
EXHIBIT NO.28H

C. Existing site condition:

1. Single family dwelling (Scott-Grant House), originally constructed circa 1854 and listed as a historic landmark on the District's Inventory of Historic Sites

2. Additional accessory buildings (guardhouse, carriage house, gardener's cottage and storage sheds)

3. Property is currently unoccupied

II. Description of surrounding area

A. Georgetown area

B. To the north:

1. R Street

2. Single family detached dwellings

C. To the west:

1. Georgetown Branch of the D.C. Public Library

2. Wisconsin Avenue

3. Retail and office uses

D. To the south:

1. Single family detached dwellings

2. Open area on the lot of the library

E. To the east:

1. Single family detached dwellings

2. Dumbarton Oaks property, beginning at the northeast corner of 32nd and R Streets

III. Existing zoning: R-1-B

A. Uses (§§201 – 221)

1. Single family detached dwellings permitted as a matter-of-right

2. College or university use permitted with BZA approval as a special exception

B. Height - maximum of 3 stories, 40 feet (§400.1)

C. Lot size (§401.3):

1. Minimum area – 5,000 square feet

2. Minimum width – 50 feet

D. Lot occupancy – maximum of 40% percent §403.2)

E. Rear yard – minimum of 25 feet (§404.1)

F. Side yards – minimum of 8 feet (§405.9)

G. Parking (§2101.1):

1. Single family dwelling: 1 space

2. College or university: 2 for each 3 teachers, plus either 1 for each 10 classroom seats or 1 for each 12 stadium seats or 1 for each 10 auditorium seats, whichever is greater

IV. Proposed use

A. House to be used on an interim basis (not to exceed five years) as administrative offices for the Dumbarton Oaks Research Library and Collection during renovations and construction to occur on the Dumbarton property

B. Guardhouse to continue to be used as such

C. Garden house to be used as weekday residence of Dumbarton's Director of Facilities and Services

D. No additional construction on the site

V. Relief required: special exception for interim college or university function

VI. Standards for the special exception (§210.5)

A. Within a reasonable distance of the college or university campus ...

B. The Commission may permit the interim use of land or improved property ...

C. With any use that the Commission may determine is a proper college or university function

D. Use shall be located so that it is not likely to become objectionable because of noise, traffic, number of students or other objectionable conditions

VII. Compliance with the special exception standards

A. Reasonable distance

1. Dumbarton is less than one block (less than 300 feet away) to the east

2. Are only two to four intervening houses

B. Interim use

1. Space will be used during the period of major construction and renovation on the main Dumbarton property

2. Use will last no longer than five years from approval by the Zoning Commission

C. Proper university function

1. Dumbarton Oaks Research Library and Collection has been considered a college or university use by the BZA since 1941

2. Most recent campus plan amendments and construction were approved in 2000

3. Proposed use is for administrative staff of the institution

D. No objectionable impact

1. Existing building will remain as is

2. Total staff on-site will number no more than 15 (in a building of approximately 7,700 square feet)

3. Staff will continue to park on Dumbarton property, resulting in no additional traffic to and from the site

4. No students will be located on-site, nor will staff relocation result in any increase in number of students on main site

5. Office use will occur inside the building, which is separated from other adjoining buildings by significant distances

6. Site is located within 250 feet of the Wisconsin Avenue corridor

VIII. Conclusions

A. Proposed use is reasonably located relative to the principal research library use

B. Use will be for a maximum of five years

C. Use will not change character of existing building

D. Use will hardly be noticeable and will not be objectionable

E. The application should be granted


S St NW
32nd St NW
R St NW
Reservoir Road NW
35th Pl NW
Wisconsin Ave NW