

**BEFORE THE
DISTRICT OF COLUMBIA
ZONING COMMISSION**

Application of
Howard University

1901-1911 5th Street, NW
ANC 1B

STATEMENT OF THE APPLICANT

I. NATURE OF RELIEF SOUGHT

Howard University (the “Applicant”) submits this application, pursuant to Subtitle X, Section 101.10 to approve an interim university use of 1901-1911 5th Street NW (Square 3090, Lot 41 (the “Property” or “Site”).

II. JURISDICTION OF THE BOARD

The Zoning Commission has jurisdiction to grant the requested relief pursuant to Subtitle X, Sections 101.1 and 101.10 of the Zoning Regulations.

III. EXHIBITS IN SUPPORT OF THE APPLICATION

This application includes the following additional materials:

Exhibit A: Zoning Map showing the Property;

Exhibit B: Google Maps Showing Property and Vicinity;

Exhibit C: Surveyor’s Plat;

Exhibit D: Property Photos.

IV. BACKGROUND OF THE CASE

A. **Property and Vicinity Characteristics and Zoning**

1. **The Property and Vicinity Description**

The property which is the subject of this application is 1901-1911 5th Street NW (Square 3090, Lot 41) (“Property”). As shown on the attached Sanborn maps, it includes one 16,600 square

foot lot (lot 410 with frontage on 5th Street NW) which is owned by Howard University. The Property is zoned and is located in the LeDroit Park neighborhood within the boundaries of ANC1B.

The Property is improved with a three story row of three former residences which served as a day care center for employees of the nearby Howard University Hospital, until it closed in 2010. The building has been vacant since then. (See Property Photos, Exhibit D).

2. Property and Area Zoning

Square 3090 is bounded by U Street NW on the north, 5th Street NW to the west, T Street NW to the south, and 4th Street NW to the east. (See Google Maps, Exhibit B). The area surrounding the site is characterized by residential buildings primarily of a row housing and duplex variety. The University's central campus is located approximately one to one and one half blocks to the north west.

The Property is located in a Residential Flat, RF-1 zone. (Zoning Map, Exhibit A). The RF-1 zone is characterized primarily by semi-detached houses and some limited small apartment buildings.

B. Background and Proposed Use

The University has an urgent need to move its administrative offices out of their current location in the C.B. Powell Building located at 525 Bryant Street, NW due to a myriad of factors, including the pressing need to address existing infrastructural issues and to expedite the development and construction of that property for a new Stem and Health Sciences Complex which

will include the preservation of the most important, center portion of the historic Freedman's Hospital. The University has been looking for an alternative locations in close proximity to the campus for over a year and has inspected numerous sites for the right fit.

V. THE APPLICATION MEETS THE APPLICABLE SUBTITLE X, SECTION 101.10 STANDARDS

Subtitle X, Section 101.10 of the Zoning Regulations provides that interim university use is permitted within a reasonable distance of the college or university campus in accordance with the following standards depicted in bold type and addressed below:

101.10 Within a reasonable distance of the college or university campus, and subject to compliance with Subtitle X § 101.2, the Zoning Commission may also permit the interim use of land or improved property with any use that the Zoning Commission may determine is a proper college or university function.

The Property is located within a few blocks of Howard's central campus. The proposed administrative use is a proper university function.

101.2 The uses shall be located so that they are not likely to become objectionable to neighboring property because of noise, traffic, parking, number of students, or other objectionable conditions.

Given the proximity of the Property to the campus and the C.B. Powell Building where the proposed uses were previously housed, the proposed university use does not introduce a new use in the surrounding area. Further, the proposed use does not entail any increase in students or traffic—it is merely a slight relocation of University administrative offices. Further, the proposed use is similar and arguably quieter and less intensive than the previous day care school use which included outdoor recreation activities and a line of cars to pick up and drop off kids in the morning and afternoon.

Finally, the Property has onsite parking but the staff who will occupy the Property will likely retain the same transportation and parking arrangements that they currently have so no objectionable parking or traffic impacts are anticipated with the proposed use.

VI. ANC/COMMUNITY OUTREACH

The Applicant has complied with the 45 notice requirement. The University will meet with the ANC 1B's Zoning Preservation and Development Committee as well as the full ANC.

The University will continue its community outreach efforts as the application is scheduled for public hearing.

VII. 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, or integrity of the Zoning Regulations. The Applicant therefore requests that the Commission grant this application.

Respectfully submitted,

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