

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - April 15, 1970

Appeal No. 10371 Marjorie Webster Junior College, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of July 21, 1970.

EFFECTIVE DATE OF ORDER - March 5, 1971

ORDERED:

That the appeal for review of campus plan for Marjorie Webster Junior College, Inc. as required by Section 3101.46 of the Zoning Regulations at 17th and Kalmia Road, N.W., lots 9, 10, 11 in Square 2745A and lots 80, 815, 507, 6, 8 in Square 2745F be granted conditionally.

FINDINGS OF FACT:

1. The subject property is located in an R-1-A District.
2. The subject property is used by the appellant as a campus site.
3. Appellant requested approval of its campus plan as shown on BZA Exhibit No. 4.
4. Appellant alleged that in the future it plans to acquire property within the campus square on BZA Exhibit No. 3 proposed campus development plan.
5. The National Capital Planning Commission in its meeting of May 7, 1970 approved the campus plan subject to the following conditions:
 - a. The campus be limited to the boundaries as shown on NCPC Map File No. 62.00 (31.40)-25105;

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b. If in the future, it becomes necessary to expand beyond these boundaries the expansion be limited to the area contained in Square 2745F; and

c. The college maintain the residential character of the neighborhood by making use of those residence structures that it may acquire with as little modification as possible and that new structures be built at the rear of these buildings within the campus area.

6. The Department of Highways and Traffic offered no objection to the granting of this appeal.

7. Opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that the campus plan as presented is in keeping with the present character and future development of the neighborhood. We also conclude that the approval of this plan will be in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to adversely affect the use of neighboring property because of noise, traffic, number of students, or other objectionable conditions.

This Order shall be subject to the following conditions:

a. Any new construction shall be approved by the Board.

b. The campus plan is granted to include only property owned by Marjorie Webster Junior College located in Square 2745-F and that the Board will accept future application for each expansion of the campus plan within that square.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____


PATRICK E. KELLY, Secretary of the Board