

Before the Board of Zoning Adjustment, D. C.

Application No. 11404-A of Howard University pursuant to Section 8207.2 of the Zoning Regulations for a special exception to permit the construction of a proposed University Center Building within the traditional boundaries of the University Campus, as provided by Sections 3101.46 and 3308 of the Regulations located at Parcer 94/7, Square 3062, Washington, D. C., in the R-5-B Zone.

HEARING DATE: July 18, 1973
DECISION DATE: July 23, 1973

FINDINGS OF FACT:

1. The proposed University Center Building came to be heard with other proposed buildings and additions as a part of applicant's interim campus plan (BZA#11400).

2. The proposed building above ground, would be comprised of four (4) floors; ground floor, first floor, second floor, and balcony floor, excluding the roof structures proposed, the building would be approximately 52 feet high from the ground level to the level of the ballroom ceiling.

3. The proposed building would contain such facilities as:

1. Basement level

- A. Bowling alley
- B. Billiard and table tennis rooms
- C. TV, Hi-Fi rooms
- D. Chess and card playing rooms
- E. Men and womens' locker room, toilet and lounge facilities
- F. Related storage facilities

2. Ground floor

- A. Food service facilities and related facilities
- B. Toilet facilities
- C. Book store
- D. Office space related to book store and building management
- E. Storage, incidental

3. The First Floor

- A. Auditorium
- B. Restaurant facilities - dining room
- C. Meeting rooms
- D. Incidental office space
- E. Toilet facilities
- F. Terrace

4. Second Floor

A. Ballroom, toilet facilities and terrace.

4. The proposed building was reviewed by the National Capitol Planning Commission in its June 28, 1973 meeting, and BZA approval was recommended by the Commission.

5. The Department of Highways and Traffic by letter to the record, stated no objection to the subject application.

6. The LeDroit Park Citizens Association appeared at public hearing as parties, however, they did not specifically oppose this application. Their presence at public hearing was to ascertain whether or not the University's proposed boundaries would encroach upon LeDroit Park Historical District boundaries.

7. The proposed building will be constructed of face brick and fixed heat strengthened glass with aluminum mullions, the roof being composed of pre-cast concrete and metal.

8. The proposed roof structure enclosures (cooling tower) and elevator penthouse constructed of pre-cast concrete.

9. The Board finds that the composition of the roof structure (cooling tower and elevator penthouse) harmonize in material and color with the facade of the proposed building.

10. Based upon applicant's plans (Drawing No. 3-5), the Board finds that the proposed roofstructures comply with Section 3308 of the Zoning Regulations.

CONCLUSIONS OF LAW:

Based upon the foregoing Findings of Fact and the Record, the Board is of the opinion that the proposed building would not adversely affect nearby or adjoining property, and that the proposed construction is in harmony with the meaning of the Zoning Regulations as provided in Section 3101.46, which allows campus development in residential districts. The Board concludes that the applicant has complied with Section 3308 of the Zoning Regulations for approval of roof structures and that the applicant has carried its burden to support relief granted herein.

ORDERED: That the above application be and is hereby GRANTED for the construction of the proposed University Center designated as Number 11404-A, and that the other buildings proposed in application No. 11404 be designated as follows for the purposes of identification when subsequent orders are issued:

Dental Buildings - 11404 B

Dental-Medical Library Addition and
Ambulatory Extended Care Buildings - 11404 C

VOTE: 5-0

BY ORDER OF D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: James E. Miller
JAMES E. MILLER,
Secretary to the Board

FINAL DATE OF ORDER: 7/14/75

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.