

BEFORE THE BOARD OF ZONING ADJUSTMENT, D.C.

Application Nos. 11404-B and part of 11404-C of Howard University pursuant to Section 8207.2 of the Zoning Regulations for a special exception to permit an addition to existing dental buildings within the traditional boundaries of the university campus, as provided by Sections 3101.46 and 3308 of the Regulations located on Parcel 94/7, lots 806, 809, Square 3061, 3074, 3075, 6th and W Streets, N.W., 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 Dental Buildings and Medical-Dental Library additions came to be heard with other proposed buildings and additions as part of applicant's interim campus plan (BZA #11400) review.
2. The proposed Medical-Dental Library addition is identified as that part of 11404-C which was designated to be part of Order 11404-C in Board Order No. 11404-A, dated July 14, 1975 approving the construction of the University Center Building. Order No. 11404-C is being divided into two parts due to the University's schedule for construction which does not contemplate construction of the Ambulatory Extended Care Building at this time.
3. The Medical-Dental Library will be located between the existing Medical and Dental Buildings. The Library will be four stories high above grade with no lower level and connect the two buildings at the first floor. It will have a penthouse structure, enclosing elevator and mechanical equipment. The gross floor area of the addition is approximately 14,300 square feet. The floor area is basically designated for use as stack space for books.
4. The addition to the Dental Building is comprised of two stories with penthouse structure, to be added atop the existing three story building. The overall height to the new roof slab will be approximately 68 feet above the existing first floor level. The additional gross floor area is approximately 48,600 square feet. The penthouse is enclosed with face brick to match the existing main buildings and street facades. The penthouse encloses stair, elevator, machine room and mechanical equipment. It sets back from all property lines and does not obstruct light and air from adjacent properties.
5. The proposed buildings were reviewed by the National Capital Planning Commission in its June 28, 1973 meeting, and BZA approval was recommended by the Commission.

6. The Department of Highways and Traffic by letter to the record, stated no objection to the subject application.
7. 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.
8. The Board finds that the composition of both roof structures (cooling tower and elevator penthouse) harmonize in material and color with the facade of the proposed additions and existing buildings.
9. Based upon applicant's plans, dated September 24, 1974, the Board finds that the proposed roof structures comply with Section 3308 of the Zoning Regulations. Architects: Gray, West and Wilson  
McDonald, Williams and Marshall
10. The property is located in an R-5-B District.
11. There was no opposition to the construction of the proposed buildings.

CONCLUSIONS OF LAW:

Based upon the foregoing Findings of Fact and the record, the Board is of the opinion that the proposed buildings 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 GRANTED for the construction of the proposed Dental Buildings and Medical-Dental Library additions so designated as Number 11404-B and part of 11404-C in that Order, and that the Ambulatory Extended Care Buildings be designated as follows for the purposes of identification when subsequent order is issued:

Ambulatory Extended Care Building -- 11404-C

VOTE: 5-0

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

ATTESTED BY:   
ARTHUR B. HATTON  
Secretary to the Board

FINAL DATE OF ORDER: 2-4-77

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.