

Before The Board of Zoning Adjustment, D. C.

Application No. 11768 of the President and Directors of Georgetown College pursuant to Section 8207.2 of the Zoning Regulations for approval of student housing as provided by Section 3101.46 of the Zoning Regulations, located to the rear of 3800 Reservoir Road, N. W., Lot 1, Square 1321.

HEARING DATE: October 16, 1974

EXECUTIVE SESSION: October 25, 1974

FINDINGS OF FACT:

1. The applicant requests permission to erect housing for 475 students west of 37th Street, south of Darnall Hall, east of Kober Cogan and north of Reiss Science Building and adjoining the Visitation Convent on land owned by the University.

2. The Board of Zoning Adjustment heard this case pursuant to a stipulation signed by the attorney for the Board of Zoning Adjustment, counsel for Georgetown University, and counsel for the Citizens Association of Georgetown, Inc., Georgetown Corporation and the Foundation for the Preservation of Historic Georgetown. The stipulation reads as follows:

"The parties to Case Nos. 8696 and 8698 in the District of Columbia Court of Appeals hereby stipulate and agree that Application No. 11768 may proceed and be decided by the Board of Zoning Adjustment while Case Nos. 8696 and 8698 are pending; and the parties further agree that the validity of the decision of the Board of Zoning Adjustment in Application No. 11768 will not be affected by the decision of the District of Columbia Court of Appeals in Cases 8696 and 8698; and the parties further agree that the Order entered by the Board of Zoning Adjustment in Application No. 11768 shall not be construed as having any bearing upon the validity of the Board's Order of July 11, 1974."

3. Georgetown University was established in 1789 under a charter granted to it by the Congress of the United States. It is an accredited university and authorized to confer degrees, and qualifies as a university under the Zoning Regulations.

4. The location for the student housing is within the campus boundaries of Georgetown University.

5. There will be no increase in enrollment at the University as a result of approving this application for student housing.

6. The approval of the student housing will permit students now residing off campus to live on campus which will result in a reduction of automobile trips to transport the students to and from the University.

7. The student housing is substantially removed from any nearby residents.

8. Students residing on campus at the University are prohibited from parking on campus and discouraged in bringing cars into the University area. Statistical studies and surveys prepared by the University disclose that there is a reduction of automobile ownership and 36% of the resident students on campus have use of a car as against 83% of non-resident students. This was based on 1972 figures and a review of 1973 figures with student leaders indicate this percentage for resident students is now much smaller.

9. The University, between November 8, 1973 and the present date, has increased its parking spaces from 2,641 to 3,080, or an increase of 439 spaces, or more than double the total 1,539 spaces required under the Zoning Regulations.

10. The University is actively pursuing methods to reduce automobile traffic and has initiated a shuttle bus system for regular runs seven days a week on three routes: (1) into Arlington, (2) out Wisconsin Avenue, and (3) connecting the law center to the main campus. The current passenger count per day is averaging around 600 passengers. Bicycle racks totaling 500 now in operation--125 now being installed and another 100 to be added in the near future.

11. The student housing complex is designed as a group of low-rise structures with a quiet profile, located between adjacent existing taller buildings.

12. The Fine Arts Commission has approved the architectural treatment of the student housing complex, which approval is provided for pursuant to an Act of Congress.

13. The National Capital Planning Commission, as required by the Zoning Regulations, has submitted a report recommending the approval of the housing project.

14. Georgetown University is located within the Georgetown Historic District and pursuant thereto the Joint Committee on Landmarks of the National Capital has submitted a recommendation to the National Capital Planning Commission to report favorably on the application to construct 475 housing units for student residents.

15. The student housing project is being largely financed by HUD loan. This reservation of funds was made by HUD in May, 1972. Construction of the project must be under way by February 1, 1975 or the loan will be withdrawn.

16. The proposed project contains 95,125 sq. ft.; there is approximately 2 million square feet of unused F.A.R. allowed to the University under the proposed campus plan. This campus plan approval is now subject to litigation in the D. C. Court of Appeals. There is on file with the Board of Zoning Adjustment the University's long-range plan for development of the campus as a whole showing the location, height, and bulk, parking and loading facilities, athletic and other recreational facilities. There is also a description of all activities conducted or to be conducted on the campus and the capacity of all present and proposed campus development.

17. The University does not seek relief in this appeal for an interim use of land. This application is in compliance with the land-use elements of the National Capital Planning Commission adopted Comprehensive Plan.

18. Service and vehicular access to the student housing complex can be accomplished from the internal street system within the university which has access with Reservoir Road, Canal Road, 37th Street, and Prospect Street. Truck traffic will be infrequent to the building, for maintenance and service, except there will be daily trash pick-up.

19. The University has a pressing demand from its students to provide more housing. This shortage presently totals 588 students.

20. The subject property is zoned R-3.

21. Representatives appeared at the hearing from the communities of Georgetown and Burleith and interposed no objections as to this specific application, but reserved rights set forth in the Stipulation filed in this case.

CONCLUSIONS OF LAW:

The Board is of the conclusion that the applicant complies with the provisions of Section 3101.46 of the Zoning Regulations and makes the following specific conclusions of law:

1. Georgetown University meets the requirements of a University within the meaning of the Zoning Regulations.

2. The proposed student housing is so located that it is not likely to become objectionable to neighboring property owners because of noise, traffic, number of students or other objectionable conditions.

3. The subject property is located within the R-3 district and the proposed housing, when added to all existing buildings and structures on the campus, does not exceed the gross floor area prescribed for the R-5-B district.

4. The applicant has filed with this Board long-range plans for the development of the campus as a whole, showing the location, height, bulk (where appropriate), parking and loading facilities, athletic and other recreational facilities, and a description of all of the activities conducted or to be conducted therein, and the capacity of all present and proposed campus development.

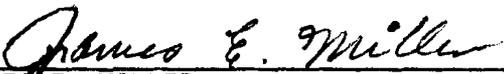
5. The applicant complies with all requirements of Section 8207.2 of the Zoning Regulations and specifically that the subject special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to adversely affect the use of neighboring properties in accordance with the Zoning Regulations and Map.

ORDERED: That the above application be GRANTED for permission to erect 475 student housing units at the location shown on Exhibit "A" (attached to the Statement of Applicant) to be constructed in accordance with the plans filed with the Board and specifically including the supplemental plans filed thereto which disclose the architectural treatment approved by the Commission of Fine Arts.

VOTE: 5-0

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

ATTESTED BY:



JAMES E. MILLER,
Secretary to the Board

FINAL DATE OF ORDER: **NOV 08 1974**

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.

Before the Board of Zoning Adjustment, D. C.

Request for amendment of Order in Application No. 11768 to permit dimension modifications to plat approved by the Board in its Order of November 8, 1974 for Georgetown University student residences to be located at the rear of 3800 Reservoir Road, N. W., Lot 1, Square 1321.

HEARING DATE: March 31, 1975;
DECIDED from the Bench

FINDINGS OF FACT:

1. On November 8, 1974, this Board entered an Order approving the application in No. 11768 for the erection of student housing at the rear of 3800 Reservoir Road, N. W., Lot 1, Square 1321. Exhibit A attached to the statement of applicant was specifically approved showing the dimensions of the proposed residences.

2. Development of working drawings for the Georgetown University student residences has resulted in some minor revisions to individual building dimensions and approval of said revisions has been requested on behalf of the applicant. Notice to all parties to the proceeding has been given and there is no objection to the approval of the minor modifications.

3. The uses and schematic layout for the residences are the same as originally submitted and approved except as shown in Drawing No. PL-1, updated to 10 March 1975.

4. The findings of fact and conclusions of law in Application No. 11768 are incorporated herein by reference.

5. The architect for the student residences submitted to the Board Drawing No. PL-1 updated to March 10, 1975 showing the modifications requested as they revised the original dimensions.

ADDITIONAL CONCLUSION OF LAW:

The Board finds that the minor modifications requested by the applicant meet the requirements of Section 3101.46 of the Zoning Regulations and comply with all the requirements of Section 8207.2 of the Zoning Regulations. Specifically, the Board concludes that the requested amendment will be in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to affect adversely the use of neighboring properties in accordance with the Zoning Regulations and Map.

ORDERED: That the requested modification to Exhibit A as shown on Drawing No. PL-1 updated to 10 March 1975 be GRANTED.

VOTE: 5-0

Application No. 11768
Page 2

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James E. Miller
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Secretary to the Board

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FINAL DATE OF ORDER: APR 10 1975