

Before the Board of Zoning Adjustment, D. C.

Application No. 11910 of the President and Directors of Georgetown College, pursuant to Section 8207.2 of the Zoning Regulations to permit the construction of a parking garage addition to the dental school, as provided by Section 3101.46 of the Zoning Regulations, located at 3900 Reservoir Road, N. W., Lot 1, Square 1321.

HEARING DATE: May 21, 1975  
EXECUTIVE SESSION: May 27, 1975

FINDINGS OF FACT:

1. The applicant requests permission to erect a parking garage addition to the dental school at 3900 Reservoir Road, N. W. 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 of Case Nos. 8698 and 8978 in the District of Columbia Court of Appeals hereby stipulate and agree that Application Nos. 11910 and 11911 may proceed and be decided by the Board of Zoning Adjustment while Case Nos. 8698 and 8978 are pending; and the parties further agree that the validity of the decision of the Board of Zoning Adjustment in Application Nos. 11910 and 11911 will not be affected by the decision of the District of Columbia Court of Appeals in Case Nos. 8698 and 8978; and the parties further agree that the Orders entered by the Board of Zoning Adjustment in Application Nos. 11910 and 11911 shall not be construed as having any bearing upon the validity of the Board's action in Application No. 10814."

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 parking garage 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 a parking garage.

6. The approval of the parking garage will permit faculty, staff, visitors, and students now parking off campus to park on the campus which will result in a reduction of automobile parking in the area.

7. The parking garage is substantially removed from any nearby residents.

8. The parking garage is designed not only to serve present needs, but also will provide the parking for two new buildings to be erected as additions to the medical complex.

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 700 passengers. Bicycle racks totaling over 500 are now in operation.

11. The parking garage is designed to match the existing parking structures with the lawn and bank area between the street and garage.

12. The Fine Arts Commission has approved the architectural treatment of the parking garage, 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 parking garage 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 the parking garage.

15. The parking garage will reduce noise and objectionable conditions in the Burleith and Foxhall areas by removing cars that presently park on these neighborhood streets.

16. The proposed project contains 41,280 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. D. C. Department of Highways and Traffic offered no objections to the above application.

18. 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 parking garage will be from Reservoir Road.

19. The University has a pressing demand from its staff, visitors and students to provide more parking. This garage contains 666 spaces and with a loss of 93 surface spaces will provide a net gain of 573 spaces.

20. The subject property is zoned R-3.

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

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 parking garage 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 a parking garage 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.

VOTE: 3-1 (Lillia Burt Cummings, Esq. dissenting, Mr. Scrivener not voting, not having heard the case, and Mr. Klauber casting his vote to GRANT on 6/19/75).

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

ATTESTED BY: *James E. Miller*  
JAMES E. MILLER, Secretary  
Board of Zoning Adjustment

FINAL ORDER DATE: *6/20/75*

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.