

Before the Board of Zoning Adjustment, D. C.

Application No. 11911, of the President and Directors of Georgetown College, pursuant to Section 8207.2 of the Zoning Regulations for approval of an extension of Darnall Hall cafeteria, as provided by Section 3101.46 of the Zoning Regulations, located at 3800 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 extend Darnall Hall cafeteria, east of Darnall Hall, beneath the existing patio 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 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 cafeteria expansion 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 the cafeteria expansion.

6. The approval of the cafeteria expansion will permit faculty, staff, and students now taking meals off campus to take meals on campus which will result in a reduction of automobile trips to and from the university.

7. The cafeteria expansion is substantially removed from any nearby residents.

8. Staff at the medical center presently must be served meals within a half-hour lunch period to maintain hospital schedule. Present facilities are not able to meet this schedule. Further, this expansion will serve students not now served at this cafeteria.

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 (3) 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 cafeteria expansion is designed so that it is principally located below the adjoining area and is therefore not visible from a public street.

12. The Fine Arts Commission's review was not required because of the location of the cafeteria expansion.

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, but no review was required because of the location of the cafeteria expansion.

15. The cafeteria expansion is required to assure adequate service for students housed at Darnell Hall and the new adjoining student housing project.

16. The proposed project contains 8,500 square feet; there is approximately two (2) million square feet of unused FAR 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 cafeteria can be accomplished from the internal street system within the university which has principal access with Reservoir Road.

19. The subject property is zoned R-3.

20. Representatives appeared at the hearing from the community of Georgetown 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 cafeteria expansion 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 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 expand Darnall Hall cafeteria 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:

3-0 (Mr. Klauber and Mr. Scrivener not voting, not having heard the case).

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

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

FINAL DATE OF ORDER: **JUN 10 1975**

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.