

Before the Board of Zoning Adjustment, D. C.

Application No. 12039, of the President and Directors of Georgetown College, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception to permit an addition to Bles building in the R-3 District located at the rear of The Georgetown University Hospital at 3900 Reservoir Road, N. W., (Square 1321, Lot 1).

HEARING DATE: February 18, 1976

DECISION DATE: February 24, 1976

FINDINGS OF FACT:

1. The property is located in an R-3 District.
2. The applicant requests permission to erect a one (1) and five (5) story addition above the existing Bles Building, a bridge at the sixth and seventh floors to connect the new addition with the existing hospital, and two roof structures and a one (1) story second addition and an underground extension for the area located at the rear of the Reservoir frontage of the university hospital, Lot 1, Square 1321. The proposed addition is required to meet the university's need to relocate 100 beds from the present hospital structure, which area is needed for doctor's offices and other support facilities.
3. 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. 8698 and 8978 in the District of Columbia Court of Appeals hereby stipulate and agree that Application No. 12039 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 No. 12039 will not be affected by the decision of the District of Columbia Court of Appeals in Cases 8698 and 8978; and the parties further agree that the Order entered by the Board of Zoning Adjustment in Application No. 12039 shall not be construed as having any bearing upon the validity of the Board's action in Application No. 10814.

4. 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.

5. The location for the Bles Building addition is within the campus boundaries of Georgetown University.

6. There will be no increase in enrollment at the University as a result of approving this application for the Bles Building addition.

7. The approval of the Bles Building will provide a more modern hospital, and the new rooms and facilities will not increase the number of staff or patients or beds.

8. The proposed addition is substantially removed from any nearby residences.

9. The university, between November 8, 1973 and the present date, has increased its parking spaces from 2,641 to 3,708, or an increase of 1,067 spaces, or more than double the total of 1,669 spaces required under the Zoning Regulations.

10. The Bles addition is designed as part of a group of high rise structures, located between adjacent existing taller buildings.

11. The National Capital Planning Commission, by report dated September 26, 1975, has recommended approval of the application.

12. The Department of Transportation, by reported dated August 29, 1975, offered no objection to the application.

13. The Joint Committee on Landmarks of the National Capital, by report dated September 23, 1975, has submitted a recommendation to the National Capital Planning Commission to report favorably on the application.

14. The Municipal Planning Office, by report dated February 13, 1976, recommended approval of the application.

15. The Board approved a Campus Plan for Georgetown University in Case No. 10814. That plan estimated that approximately 56,000 square feet would be needed in the addition. The proposed addition actually contains 76,610 square feet. The project is still well below the maximum allowed gross floor area.

16. Representatives appeared at the hearing from the Burleith Citizens Association 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 concludes that Georgetown University meets the requirements of a university within the meaning of the Zoning Regulations. The Board concludes the proposed addition 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. The Board concludes that the proposed addition, 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. The Board concludes that the proposed addition is consistent with the approved campus plans. It is therefore ordered that the above application be GRANTED 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: 4-0 (Mr. McCants, Mr. Harps, Lilla Burt Cummings, Esq., and Mrs. McZier to grant, Mr. McIntosh abstaining).

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

ATTESTED By: Steven E. Sher
STEVEN E. SHER
Acting Secretary to the Board

FINAL DATE OF THE ORDER: MAR 10 1976

THIS 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 HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.