

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12779, of the George Washington University, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 to permit the construction of an academic office cluster and accessory parking as a College or University use in an R-5-C District at the premises 801 - 22nd Street, N.W. (Square 77, Lots 822, 823, 824, 859, 860 and 861 and part of an alley to be closed).

HEARING DATE: October 25, 1978

DECISION DATE: November 1, 1978

FINDINGS OF FACT:

1. The subject site is located within the boundaries of the campus of George Washington University, which are 19th Street on the east, Pennsylvania Avenue on the north, 24th Street on the west, and F Street on the south. The specific site in question is located on the east side of 22nd Street between H and I Streets in the R-5-C District and is known as 801 - 22nd Street, N.W.

2. The site is approximately one and one half acres and is presently used as a parking lot.

3. The main portion of the George Washington Campus is located in the R-5-C and R-5-D Districts. The present campus plan for George Washington University was first approved by the Board of Zoning Adjustment in Order No. 10403, dated December 22, 1970.

4. The campus plan includes the proposed development in the first phase. This is the last building to be constructed in Phase I.

5. The applicant proposes to construct an academic office cluster including an accessory parking garage.

6. The proposed project will be constructed in three phases. The first phase will provide space for the consolidation and expansion to the School of Engineering and Applied Sciences, departments of civil, mechanical and environmental engineering and other units of the school and the University.

7. Phases two and three of the project will provide needed space and support for other graduate and undergraduate activities and other university uses. The project in total will provide 261 parking spaces and encompass 241,000 square feet.

8. The approved campus plan allows for 2700 to 3,000 parking spaces. Upon completion of the academic cluster in 1981, the total number of parking spaces will be 2,969 which is still below the maximum amount of 3,000. The University presently has 2,762 parking spaces.

9. During the period of construction, the university will reclaim the 300 car lot now leased to P.M.I. in square 103. In addition, Lot B Square 121 containing ninety-one spaces will be transferred by the university to the World Bank for its construction program. The result of these actions will decrease the amount of on campus parking spaces by fifty-four cars and bring the total amount of available parking in 1979 to a total of 2,708 spaces.

10. By report dated October 31, 1978, the Department of Transportation found the application to be not objectionable in the long term in the sense that the total number of parking spaces remains approximately the same. In the short term, the Department recommended that the University continue to evaluate the use of present parking lots, specifically including the 300 car parking lot in square 103.

11. The application was referred to the Municipal Planning Office on September 6, 1978. No report was received.

12. Advisory Neighborhood Commission 2A voted to support the application subject to the following conditions:

1. That the present on-street parking of the surrounding streets of square 77 be maintained during the construction period.
2. That the trees on surrounding streets be preserved during and after construction if at all possible.

3. That a reasonable time limit be established for construction and related work, may not take place before 7:30 a.m. and not to exceed 7:30 p.m. with no work to take place on Sundays.

13. There was no opposition to the case.

CONCLUSIONS OF LAW:

Based upon the record and the findings of fact the Board concludes that the proposed project is in keeping with the previously approved campus plan. The Board is of the opinion that the proposed project will not impact adversely upon the surrounding communities and that no objectionable traffic conditions will result from the implementation of the project. The Board further concludes that in its decision and the conditions attached hereto it has recorded to the Advisory Neighborhood Commission, the "great weight" to which it is entitled.

It is therefore ORDERED that the application be approved subject to the following CONDITIONS:

1. The trees on the streets surrounding Square 77 be preserved during and after the construction period.
2. A reasonable time limit be established for construction and related work to take place not to begin before 7:30 a.m. and to end by 7:30 p.m. with no work on the site to take place on Sunday.

VOTE: 4-0 (Ruby B. McZier, Chloethiel Woodard Smith, Charles R. Norris and William F. McIntosh to GRANT, Leonard L. McCants not voting, not having heard the case).

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

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 1/3/79

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