

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12943, of the President and Directors of Georgetown College, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 to allow further processing under the University Campus Plan for a proposed addition to a cancer research center in an R-3 District at the premises 3900 Reservoir Road, N.W. (Square 1321, Lot 1).

HEARING DATE: May 23, 1979

DECISION DATE: May 23, 1979 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located on the south side of Reservoir Road, N.W. between Glover-Archbold Park and 37th Street. It is in an R-3 District, and is known as 3900 Reservoir Road, N.W.
2. The portion of the lot which is the subject of this case is presently vacant and is bordered by the Gorman Building to the east and by the Concentrated Care Center of the University Hospital to the north. It is included within the area of the master campus plan as reviewed and approved by the BZA in June 1977 by BZA Order No. 10814.
3. The site drainage now occurs through catch basins located on the campus and is brought out southward into the university system well below grade. It does not go west into the nearby park. It is the responsibility of the University to keep the basins clear at all times.
4. The Board of Zoning Adjustment heard this case pursuant to a stipulation signed by counsel for Georgetown University, and counsel for the Citizens Association of Georgetown, Inc. and the Foundation for the Preservation of Historic Georgetown. The stipulation reads as follows:

"The parties to BZA Application No. 10814 hereby stipulate and agree that BZA Application No. 12943 may proceed and be decided by the Board of Zoning Adjustment without regard to the pendency of the review proceedings respecting the Board's Order of December 19, 1977, in BZA Application No. 10814. The parties further agree that the validity of the decision of the Board in Application No. 12943 will not be affected by the result of the review proceedings

respecting the Board's Order of December 19, 1977, and that the Order entered by the Board in Application No. 12943 shall not be construed as having any bearing upon the validity of the Board's Order of December 19, 1977."

5. The applicants request permission to construct the Vincent T. Lombardi Cancer Research Center. The proposed facility will consist of four levels, which will be capable of supporting an additional four stories in the future. The proposed facility is required to meet the need for a concentrated and complete cancer research facility. The proposed facility will house clinic rooms, lecture rooms, research laboratories, staff offices and other facilities directly related to research and treatment of cancer.

6. The new structure will be located south of the existing concentrated care center and will be connected to it. The proposed building will not be visible from Reservoir Road. Vehicular access to the facility will be from Reservoir Road.

7. The proposed facility has been approved by the National Cancer Institute and by the District of Columbia State Health Planning and Development Agency which issued the Certificate of Need one year ago. The Certificate has since been renewed.

8. The exterior of the building will be constructed of materials similar to those used on other buildings of the medical campus.

9. The building envelope will be of four basic levels. Two stories below grade will be used as the Research Laboratories and for service and mechanical space. The outpatient clinic will be on the first level or ground floor. The upper floor will house the administration of the Center. Construction will stop at one story above the administration level with the top of the penthouse. The floor area ratio of the Campus with the proposed addition will remain within the floor area ratio requirements of the Zoning Regulations. The addition will not exceed the gross floor area permitted.

10. The facility will be capable of carrying additional floors which will ultimately bring it to the present height of the Concentrated Care Center.

11. There will be no noise that will affect area residents. The facility will be within the interior of university and substantially removed from nearby residences.

12. When constructed, the Vincent T. Lombardi Research Cancer Center will alleviate some overcrowded conditions within the hospital and the Medical Center.

13. The proposed facility will have no beds. Beds were originally proposed in this phase of the center. However, such beds have been reprogrammed into the long range plans of the applicant.

14. There will be no increase in student enrollment or faculty at the University as a result of this construction.

15. The applicant estimates that within the first year of operation, ten to fifteen additional laboratory technicians will be hired. Approximately six to eight new housekeepers and one or two new maintenance workers will also be required.

16. The number of outpatients will be increased by approximately forty to fifty people per day.

17. Outpatients transporting themselves to the center will use the parking decks already provided.

18. Parking for the proposed laboratory technicians will also be provided in the parking decks.

19. Faculty and staff transferred to this new facility will continue to use current parking facilities.

20. The Center as proposed in the application is consistent with the Campus Plan previously approved by the Board.

21. Advisory Neighborhood Commission - 3A made no recommendation on the application.

22. There was no opposition to this particular application.

CONCLUSIONS OF LAW:

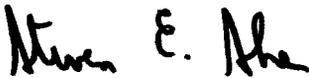
Based on the Findings of Fact, the Board concludes that the applicant is in full compliance with the Zoning Regulations. Also the Board concludes that the proposed addition is so located that it is not likely to become objectionable to neighboring property owners because of noise, traffic, number of students or other objectionable conditions. The Board further concludes that the proposed addition, when added to all existing buildings and structures on the campus, does not exceed the floor area ratio or the gross floor area prescribed for the R-3 District and that the proposed addition is consistent with the approved campus plans.

Accordingly, it is ORDERED that the application is GRANTED.

VOTE: 3-0 (Chloethiel Woodard Smith, John G. Parsons, Charles R. Norris to GRANT; Leonard L. McCants and William F. McIntosh not present, not voting).

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

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 23 JUL 1979

This Order of the Board is valid for a period of six months after the effective date of this order, unless within such period an application for a building permit or certificate of occupancy is filed with the Department of Licenses, Investigations, and Inspections.

Under Sub-section 8204.3 of the Zoning Regulations "no decision or order of the Board shall take effect until ten days after having become final pursuant to the Supplemental Rules of Practice and Procedure before the Board of Zoning Adjustment."