

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14085, 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 for further processing under the Georgetown University Campus Plan to permit the construction of student housing facilities in an R-3 District at premises 3800 Reservoir Road, N.W., (Square 1321, part of Lot 1).

HEARING DATE: February 15, 1984
DECISION DATE: February 15, 1984 (Bench Decision)

DISPOSITION: The Board CONDITIONALLY GRANTED the application by a vote of 3-0 (Walter B. Lewis, William F. McIntosh and Douglas J. Patton to grant; Charles R. Norris and Carrie L. Thornhill not present, not voting).

FINAL DATE OF ORDER: April 19, 1984

ORDER

By order dated April 19, 1984, the subject application was granted by the Board, subject to the condition that construction be in accordance with the plans marked as Exhibit No. 23 of the record. By letter dated September 26, 1984, counsel for the applicant, requested modification of the approved plans, pursuant to Section 506.1 of the Supplemental Rules of Practice and Procedure before the BZA.

The proposed modification of plans was requested to permit the refinement of architectural design features necessitated by budget limitations. The plans have been modified as follows:

1. The southern portion of Wing "Z" was moved 7.2 feet to the east and extended eleven feet to the south to allow better access for fire and emergency vehicles, as well as to allow more light and air to rooms in that wing.
2. Part of the top floor of Wing "Z" was deleted to better harmonize roof lines of new and existing buildings in the quadrangle.
3. Architectural features such as dormers, bay windows, roof lines and entrances were refined.

The proposed modification of plans would result in a reduction in the gross floor area, lot occupancy and building height originally approved by the Board. No additional variance relief is required. There was no opposition to the proposed modification of plans.

Upon review of the modified plans, marked as Exhibit No. 29 of the record, the Board concludes that the proposed modifications to the plans previously approved by the Board are minor deviations and are not substantial changes in the size, shape or configuration of the project. The material facts relied upon by the Board relative to the original application are unaffected by the proposed modified plans.

It is therefore ORDERED that the MODIFICATION of PLANS is APPROVED and that the plans marked as Exhibit No. 29 of the record are hereby approved and shall be substituted for those originally approved by the Board and marked as Exhibit No. 23 of the record. In all other respects, the ORDER dated April 19, 1984, shall remain in full force and effect.

DECISION DATE: October 3, 1984

VOTE: 3-0 (William F. McIntosh, Carrie L. Thornhill and Douglas J. Patton to approve the modification of plans; Charles R. Norris not present, not voting; Walter B. Lewis not voting).

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

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 25 OCT 1984

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."

14085order/LJP11

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: _____

APR 19 1984

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."

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 CONSUMER AND REGULATORY AFFAIRS.

14085order/LJP5