

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14702 of the President and Directors of Georgetown College, pursuant to Section 3108.1, DCMR 11 of the Zoning Regulations, for a special exception under Section 210 for further processing of a Campus Plan to construct an addition to the Intercultural Center in an R-3 District at premises 3700 O Street, N.W. (Square 1321, Lot 1).

HEARING DATE: December 21, 1987

DECISION DATE: December 21, 1987 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located in an R-3 District on the main campus of Georgetown University. It is located on the eastern side of the campus, adjacent to White-Gravenor and Copley Halls. The Intercultural Center was constructed in 1982, in accordance with BZA Order No. 12915. The Center consists of classrooms and administrative offices for the disciplines of foreign service, languages and linguistics, history, economics, government, international programs and summer and continuing education.

2. The Applicant requests permission to construct a small addition to the existing building and to finish the inside of existing space. The subject site is specifically identified on the most recently approved Campus Plan in BZA Order No. 14021 as a structure to be used for educational/mixed-use purposes.

3. No change in the use of the International Center is proposed; it will continue to be used for educational/mixed-use purposes. The Campus Plan states that one factor crucial to the fulfillment of goals enunciated in the Campus Plan, is the "reconfiguration of existing and new facilities as a result of internal growth, unmet needs, anticipated needs, and contingency planning." The proposed minor addition is in large part a reconfiguration of existing space, and is in response to unmet needs.

4. The proposed addition will contain 2,718 square feet. The addition will consist of a reception area connecting the north and south areas on what is an existing roof, and a mezzanine level under the north roof for offices. The reception area will add 1,254 square feet to the existing building, and the proposed mezzanine level will increase the existing area of the building by 1,464 square

feet. The existing space which will be converted to usable space is located on the 7th level of the building. The space, a portion of which is currently being used to house mechanical equipment and a portion of which is vacant, will be converted into administrative and faculty offices. There will be no changes to the present use of the building. There will be no increase in the number of students, faculty, or academic staff as a result of the proposed addition.

5. Any noise generated from its use as an educational/mixed building would be insulated from neighboring properties by the buffer elements of adjoining buildings, existing trees on landscaped lawns, and the high perimeter stone wall. The Board found in Application No. 12915 that the Intercultural Center will not likely become objectionable to neighboring property owners because of noise.

6. All employees, students, faculty and visitors to the Intercultural Center will use the University parking facilities on the campus. Pursuant to the Campus Plan, the free flow overpass facility permitting complete access to and from Canal Road is presently under development and will greatly improve the traffic flow in and around the University campus.

7. The site, as specifically identified in the Campus Plan, does not require relief for interim use.

8. By memorandum dated December 2, 1987, the Office of Planning (OP) recommended approval of the application as the applicant has met the burden of proof, as specified in Section 210 and Subsection 3108.1, 11 DCMR. The Board concurs.

9. By memorandum dated November 30, 1987, the Department of Public Works (DPW) reported that this proposal will not have a measurable adverse impact on the surrounding area. The Board concurs.

10. By letter dated October 12, 1987, the Advisory Neighborhood Commission (ANC) 2E stated that by unanimous vote, it adopted the recommendations of its Zoning Committee which found that the proposed project meets the relevant regulations and recommend that the applicant's special exception request be approved.

11. No one appeared in support or opposition to the application at the public hearing.

CONCLUSIONS OF LAW AND OPINION:

Based on the Findings of Fact and the evidence of record, the Board concludes that the Applicant is seeking a special exception, the granting of which requires substan-

tial evidence that the Applicant has complied with the requirements of Paragraph 210 and Subsection 3108.1 of the Zoning Regulations.

The Board concludes that the Applicant has met its burden of proof. The proposed addition will be located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions as there will be no increase in the number of students, faculty or academic staff as a result of the proposed addition. The addition is in conformance with the approved Campus Plan. The overall Campus FAR including the proposed addition would be well within the FAR requirements for the Campus. The site not be used for interim purposes.

The Office of Planning (OP) and Department of Public Works (DPW) recommended favorably on the application. The Board further concludes that the relief requested can be granted as in harmony with the general purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of neighboring property. The Board concludes that it has accorded "great weight" to the ANC to which it is entitled. Accordingly, it is hereby ORDERED that the application is GRANTED, SUBJECT to the CONDITION that the construction shall be in accordance with the plans marked as Exhibit No. 24A of the record provided that the plans may be modified if so required by the Historic Preservation Review Board.

VOTE: 4-0 (William F. McIntosh, Paula L. Jewell, Charles R. Norris and Carrie L. Thornhill to grant).

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

ATTESTED BY:


EDWARD L. CURRY
Executive Director

FINAL DATE OF ORDER: FEB 26 1988

UNDER 11 DCMR 3103.1, "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.

order14702/DEE6