

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14710 of Georgetown University, 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 establish a temporary use as a headquarters for its Bicentennial Celebration, through December, 1989 in an R-3 District at premises 3612 O Street, N.W. (Square 1226, Lot 803).

HEARING DATE: December 9, 1987

DECISION DATE: December 9, 1987 (Bench Decision)

FINDINGS OF FACT:

1. The subject site, known as 3612 O Street, N.W., is located on the south side of O Street, directly adjacent to Village B, a recently constructed student housing complex for 360 students, which was approved in BZA Order No. 13699. This location is onehalf block from the main gate of the University at 37th & O Streets, N.W. The site is located in the R-3 District and in the Georgetown Historic District. To the east of the subject site, at the corner of 36th & O Streets, is the Alumni Office.

2. The subject site, which has been vacant since July of 1987, has been in University ownership since 1932. The property was administratively approved by the City for office use for the university in the early 1960's. At that time, it was occupied by the Office of Development. The adjacent building at 3610 O Street, N.W. was used temporarily at that time as offices for the University's 175th Anniversary Program, pursuant to BZA approval. The subject site has been specifically identified on the most recently approved Campus Plan in BZA Order No. 14021.

3. Georgetown University will mark its Bicentennial in 1989. The Bicentennial celebration will feature events beginning in October 1988 and running through September 1989. In order to coordinate the various events slated for the celebration of the Bicentennial, Georgetown University has established the Office of the Bicentennial. The office currently is housed in one, 500 square foot office borrowed from the Office of Development, on the third floor of Healy Hall. This space is merely intended as a temporary measure, until such time that the Office of the Bicentennial can secure adequate space for its needs.

4. The University intends that the Office of the Bicentennial will accommodate approximately 6 full-time employees, and that the office will coordinate the various events and activities of the Bicentennial. The Office will act in an informational and coordination capacity. All Bicentennial events will be conducted on the campus, and all parking for employees and visitors to the office will be located on the University campus as well. There will be no external changes to the building. At the conclusion of the Bicentennial, the house will be returned to a single-family residential use.

5. The proposed Office of the Bicentennial will be operated in much the same manner as was the Office of the University's 175th Anniversary, which office was located in the adjacent property at 3610 O Street. The Bicentennial Office will operate weekdays during normal business hours with a full-time staff of approximately 6. The office will coordinate events and activities, but no Bicentennial events or activities will be conducted at this site. The temporary office operation will be for the arrangement and coordination of activities on the main campus, and will thus not be of a noise generating nature.

6. All employees and visitors to the site who drive are expected to use the University parking facilities on the campus, and walk to the site. The site is located within easy walking distance, approximately 200 feet east of the main gate of the campus at 37th & O Streets. The office will work in conjunction with many other offices on the campus, as well as with the Alumni Office next door, and therefore is ideally located.

7. The Bicentennial Office will operate in much the same way as many of the other University administrative offices on the campus and elsewhere. Students will have limited occasions to visit the building. All Bicentennial events and activities will take place on the campus and not on the subject site.

8. There is only one property in the square that is not owned by Georgetown University, and it is not located near the subject site. The University also owns all but four lots on the square across O Street to the north. The subject site is within the bounds of the campus as shown on the most recently approved Campus Plan.

9. The subject site is already identified on the Campus Plan. The Board finds that the proposed change of use on a temporary basis from residential to administrative office use will have no impact on the gross floor area.

10. The Board finds that the proposed use is consistent with the most recently approved Campus Plan. The stated

policy of the University is to gradually consolidate its administrative office uses onto the main campus west of 37th Street. However, until such time that the University's current building programs are complete, temporary arrangements must be made. Such arrangements presently include the use of trailers on the campus, and other means. The Board finds that there is no appropriate location on the campus west of 37th Street for the Bicentennial office.

11. The Board finds that the proposed use is consistent with the history of use of the building and its adjacent building, and will be temporary in nature. The proposed use, which will be located as close as possible to the main campus west of 37th Street, will terminate prior to the delivery of new office space on the campus to accommodate the University's present and future needs. Thus, the current building programs will not be able to accommodate the needs of the Bicentennial office.

12. The subject site, as specifically identified on the Campus Plan, does not require relief for interim use. Therefore, the Board finds that Section 210.5 is not applicable to the subject application.

13. By memorandum dated December 2, 1987, the Office of Planning recommended approval of the application. The Office of Planning was of the opinion that the applicant met the criteria set forth in Sections 210 and 3108.1. The Board concurs with the recommendation of the Office of Planning.

14. By letter dated November 20, 1987, Advisory Neighborhood Commission 2E reported that the ANC voted to approve the application subject to the conditions that the premises be returned to residential use for faculty or staff after the temporary usage has elapsed.

15. By memorandum dated November 20, 1987, the Department of Public Works reported that this proposal will not have a significant impact on the local transportation system. The Board so finds.

16. There was no opposition to the application, either of record or 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 substantial evidence that the applicant has complied with the requirements of Paragraph 7106.11 and Sub-section 8207.2 of the Zoning Regulations.

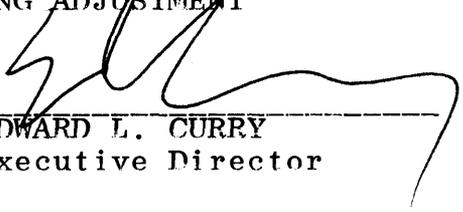
The Board concludes that the applicant has met its burden of proof. There will be no exterior changes to the structure. There will be no adverse impacts due to noise, traffic, parking, or the number of students. The Board further concludes that the relief requested can be granted as in harmony with the 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 following CONDITION:

1. The use of the premises for the Bicentennial Office of Georgetown University shall cease on December 31, 1989.

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

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

ATTESTED BY:



EDWARD L. CURRY
Executive Director

JAN 13 1988

FINAL DATE OF ORDER: _____

UNDER SUB-SECTION 8204.3 (3103.1,DCMR 11) 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.

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