

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 15519 of the President and Directors of Georgetown College, pursuant to 11 DCMR 3108.1, for special exceptions under Sections 211 and 400.8 for further processing of an approved campus plan to construct a medical research facility and to allow a penthouse which does not meet the setback requirements in an R-3 District at premises 3800 Reservoir Road, N.W., (Square 1321, Lot 817).

HEARING DATE: June 26, 1991
DECISION DATE: July 24, 1991

DISPOSITION: The Board GRANTED the application by a vote of 4-0 (John G. Parsons, Charles R. Norris, Paula L. Jewell and Carrie L. Thornhill to grant; Sheri M. Pruitt not present, not voting).

FINAL DATE OF ORDER: August 23, 1991

MODIFICATION ORDER

The Board granted the application subject to five conditions by its order dated August 23, 1991. On December 3, 1991, counsel for the applicant filed a timely motion for modification of the approved plans. The building as approved by the BZA was oriented parallel to the property line separating the University from the adjacent Glover Archbold Park. The height of the wing facing the park was limited to four stories by Condition "b" of the order. The proposed modification of plans would result in a revised design so that the west wing closest to the park would be perpendicular to and form an "L" with the remaining portion of the building. This design relates to and is at right angles with existing buildings in this portion of the Medical Center. The effect of the change in design is to further reduce any impact on the adjacent park, because:

- (1) the height of the building would be stepped back, so that the portion of the building closest to the park would be only three stories above the podium, rather than the four stories approved by the BZA;
- (2) the highest point of the wing facing the park, including the roof structure, would measure approximately 76 feet above the podium, as compared to the 79.5 feet shown on Exhibit No. 47A; and
- (3) above the podium, which would remain set back 60 feet from the park, the four corners of the building would be

set back a minimum distance of 65 feet from the park, up to approximately 94 feet.

The proposed revisions are a result of several formal hearings and review by the Commission of Fine Arts and the Old Georgetown Board and the revised plans have received the appropriate conceptual approval. The proposed modification would reconcile the contrasting plans approved by the Board of Zoning Adjustment and the Commission of Fine Arts. The proposed modification would not necessitate any additional zoning relief. There was no opposition to the proposed modification of plans.

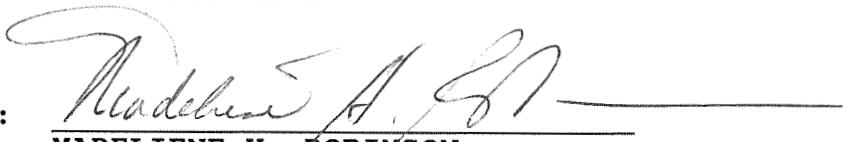
Upon consideration of the motion, the record in the case and its final order, the Board concludes that the proposed modification is minor in nature and does not substantially alter the overall project as approved by the Board. No additional zoning relief is required. The material facts relied upon by the Board in approving the application are still relevant. It is therefore ORDERED that the modification of plans is APPROVED, SUBJECT to the CONDITION that the footprint of the building shall be as shown on Exhibit No. 52A of the record and the height of the building shall be as shown on Exhibit No. 52B of the record. In all other respects, the order of the Board dated August 23, 1991 shall remain in full force and effect.

DECISION DATE: January 8, 1992

VOTE: 4-0 (Paula L. Jewell and Carrie L. Thornhill to approve; John G. Parsons and Charles R. Norris to approve by proxy; Sheri M. Pruitt not voting, not having heard the case).

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

ATTESTED BY:


MADELIENE H. ROBINSON
Acting Director

FINAL DATE OF ORDER: _____

JAN 31 1992

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED,

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CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

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.

15519Order/SS/bhs

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As Acting Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that on JAN 31 1992 a copy of the order entered on that date in this matter was mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Maureen Dwyer, Esquire
Wilkes Artis Hedrick & Lane
1666 K Street, N.W.
Suite 1100
Washington, D.C. 20006

Ron Mlotek
1723 - 34th Street, N.W.
Washington, D.C. 20007

John Dreyfuss
3400 Prospect Street, N.W.
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Jeffrey Kilpatrick
3320 P Street, N.W.
Washington, D.C. 20007

Grace Bateman, Chairperson
Advisory Neighborhood Commission 2-E
1041 Wisconsin Avenue, N.W.
Washington, D.C. 20007

A handwritten signature in cursive script, reading "Madeliene H. Robinson", written over a horizontal line.

MADELIENE H. ROBINSON
Acting Director

DATE: _____

15519Att/bhs