

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- July 12, 1967

Appeal No. 9265 Catholic University of America, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on September 19, 1967.

EFFECTIVE DATE OF ORDER - Feb. 7, 1968

ORDERED:

That the appeal for permission to erect education facilities for speech and drama consisting of classrooms, library, administrative offices, theatre, dressing room, costume and scene shops, storage and services on eastside of Harewood Road, NE., parcels 122/63 and 133/148, near square 3659, be granted.

FINDINGS OF FACT:

- (1) The subject property is located in an R-5-A District.
- (2) Appellant proposes to erect two buildings providing educational facilities for the speech and Drama Department consisting of classrooms, library, administrative offices, a theatre seating 600 persons, laboratory theatre, dressing rooms, costume and scene shops, storage and services.
- (3) The proposed structures will be built on the eastside of Harewood Road north of the Shrine of the Immaculate Conception and will be approximately 281 feet long by 160 feet wide. It is shown on the University's 1985 Master Plan.
- (4) The 1985 Master Plan shows that the total gross floor area of University buildings is 1,330,721 feet, the total area (ground) is 7,827,126 square feet (180 acres), and 997 parking spaces are provided.
- (5) The Department of Highways and Traffic by letter dated July 20, 1967 (BZA Exhibit No. 8) "objects to the construction of two proposed buildings on the Campus of Catholic University because of insufficient additional parking space to serve the needs of the two buildings. \* \* \* We do believe that the erection of these two buildings will have an adverse effect on traffic movement at this

location. The proposed driveway meets the standards of the Department of Highways and Traffic and does not necessitate the removal of any trees."

(6) The National Capital Planning Commission recommends approval of the appeal, and by letter dated August 25, 1967 states: "The Commission finds that the proposed facility would be located within the campus boundaries approved by the Commission on April 7, 1966 (NCPC Map File No. 53.10(02.20)-24513), would be consistent with the University function, and would not have an adverse influence on neighboring properties because of noise, traffic, number of students or other objectionable conditions."

(7) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that this proposed campus development will be consistent with the Master Plan of the university and is not likely to become objectionable to nearby and adjoining property because of noise, traffic, number of students or other objectionable conditions.

In Appeal No. 8569 for the American University, the Board made several comments with respect to the provisions contained in Sections 3101.4 and 3101.46 of the Zoning Regulations. Those comments apply equally to the Catholic University of America. In that Order, we construed the Regulations to mean that the Board of Zoning Adjustment has jurisdiction and the obligation to approve any campus plan submitted by a university after submission to the National Capital Planning Commission and to the Director, Department of Highways and Traffic.

We note that no such action has yet been taken by the Board of Zoning Adjustment approving or disapproving the 1985 Master Plan of the Catholic University of America, but such action will be taken. Nothing contained in this Order should be construed to constitute approval or disapproval of the 1985 Master Plan submitted by the Catholic University of America.

OPINION Cont'd:

The University should appear before this Board for a hearing on the Master Plan before any other appeals are made for the approval of specific buildings proposed to be constructed.

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

ATTESTED:

By: James E. Bess  
JAMES E. BESS  
Secretary of the Board