Maureen E. Dunyer
202.457.7860
mdunyer@wilkesartis.com

Wilkes Artis

Chartered
Attorneys at Law

Suite 300, 1666 K Street, NW
Washington, DC 20006-2803
202.457.7800
Fax: 202.457.7814

July 13, 2000

BY FACSIMILE

Ms. Barbara B. Downs, President
The Citizen's Association of Georgetown
3222 N Street, N.W.
Washington, D.C. 20007

00 JUL 14 AM 10:25

Re: Georgetown University Campus Plan
Response to Issues Raised in a Letter Dated July 11, 2000

Dear Ms. Downs,

This letter addresses the issues that you raised in a letter dated July 11, 2000 addressed to Linda Greenan, Assistant Vice President for External Relations of Georgetown University (copy attached).

1. The University purchased the two existing townhouses, located at 3517 and 3519 Prospect Street, N.W. in 1996. These houses are located in the R-3 District and are each occupied by five students as a single family dwelling, a use permitted as a matter-of-right in an R-3 District.

2. In order to assure that proper and appropriate notice was provided by the BZA, the University included the names of all owners of property in Squares 1223 and 1248, which are the two Squares bisected by the Campus Plan boundary. The majority of these properties are owned by the University.

3. The Zoning Regulations regarding Campus Plan applications, 11 DCMR Sec. 210 et seq., do not require that an applicant provide a breakdown of the individual building and lot areas. The University has satisfied the requirements of 11 DCMR Sec. 210.3, by listing all additions to the campus since the date of the last Campus Plan (see Appendix D of the Campus Plan) and all proposed new development under this Campus Plan (see Appendix B of the Campus Plan). As these appendices document, the proposed additional gross square footage added to the existing square footage will result in a FAR of 1.41, or 0.39 below the 1.8 FAR permitted under the Zoning Regulations. No public space located within the Campus Plan boundary is included in the calculation of the University's FAR.

BZA
Case No. 16566
Exhibit No. 80

Board of Zoning Adjustment
District of Columbia
CASE NO.16566
EXHIBIT NO.80

Wilkes Artis
Chartered

4 The generalized land use categories provide universities with the flexibility they need to address program requirements over the 10-year life of the campus plan. The four categories used by Georgetown are the identical categories recently approved by the BZA in the George Washington University Mount Vernon Campus Plan case. Further, in numerous court decisions, the D.C. Court of Appeals has approved the use of generalized land use categories as in accordance with Section 210 of the Zoning Regulations. These land use categories have also been supported by the Office of Planning in prior cases as providing a reasonably clear indication of what the University intends to build and where. The Campus Plan, on page 21 and in Appendix B, lists the projected new building development for each of the four generalized land use categories. Specific details about the use and design of each building are provided in the second stage or further processing case.

If you have any questions regarding these issues, please feel free to call the undersigned at (202) 457-7800.

Respectfully Submitted,

Maureen Dwyer

Maureen E. Dwyer

Paul A. Tummonds

Paul A. Tummonds

cc: Board of Zoning Adjustment
All Parties (see attached Certificate of Service)
Office of Planning

202998 v.2

Wilkes Artis
Chartered

CERTIFICATE OF SERVICE

I hereby certify that copies of the foregoing document were sent by fax or hand delivery this 13th day of July 2000, to the following parties:

Advisory Neighborhood Commission (ANC) 2E
c/o Jelleff Boys Club
3265 S Street, N.W.
Washington, D.C. 20007
(202) 338-0279 – Fax

Hillandale Homeowners Association
Scott Anderson, General Manager
3939 Hillandale Court, N.W.
Washington, D.C. 20007
(202) 342-0131 – Fax

Georgetown Residents Alliance
Don W. Crockett, Esq., Chairman
3070 Q Street, N.W.
Washington, D.C. 20007
Hand Delivery

Burleith Citizens Association
Patricia Scolaro, President
1807 37th Street, N.W.
Washington, D.C. 20007
c/o ANC 2E (Bonnie Hardy)
(202) 338-0279 – Fax

Foxhall Community Citizens Association
R.D. Andrew, President
1413 Foxhall Road, N.W.
Washington, D.C. 20007
(202) 625-1540 – Fax

Choristers in Georgetown Homeowner's Association, Inc.
Stephen A. Hopkins, President
3124 Reservoir Road, N.W.
Washington, D.C. 20007
(202) 727-6072 – Fax

Paul A. Tummonds, Jr.

FAX: (202) 457-7814

WILKES ARTIS
CHARTERED
ATTORNEYS AT LAW
SUITE 300
1666 K STREET, N.W.
WASHINGTON, D.C. 20006-2803
(202) 457-7800

ANNAPOLIS, MARYLAND
BETHESDA, MARYLAND
FAIRFAX, VIRGINIA
GREENBELT, MARYLAND
WALDORF, MARYLAND

WRITER'S DIRECT DIAL:

FAX COVER LETTER

TIME IN: 7/13/00

CLIENT/MATTER#: 00295-190

COMPLETED BY:

ATTORNEY ID#: 023

FROM: Maureen Dwyer

TOTAL NO. OF PAGES: 4
(INCLUDING COVER SHEET)

TO:

1. Name: Board of Zoning Adjustment — Fax Number: 727-6072
   Company:
2. Name: Office of Planning — Fax Number: 442-7638
   Company:
3. Name: — Fax Number:
   Company:
4. Name: — Fax Number:
   Company:
5. Name: — Fax Number:
   Company:

COMMENTS:

Original will be mailed ___ Yes ___ No Original will be couriered ___ Yes ___ No

NOTE: IF YOU DO NOT RECEIVE ALL OF THE PAGES, CALL 202-457-7813

Information contained in this facsimile message is attorney privileged & confidential information intended only for the use of the individual or entity indicated. If you are not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, please note that any distribution or copying of this facsimile message is strictly prohibited. If you have received this facsimile message in error, immediately notify us by telephone, and return the original message to us at the above postal address. Thank you.