

**MEMORANDUM**

**TO:** District of Columbia Zoning Commission MBR  
**FROM:** Maxine Brown-Roberts, Associate Director, Development Review  
**DATE:** March 30, 2026  
**SUBJECT:** ZC 20-08G, Howard University – **Amendment to 2020 -2030 Howard University Central Campus Master Plan** (Modification without Hearing)

**I. BACKGROUND**

In its original submission, Howard University (University, Applicant) requested a Modification without Hearing *to confirm that certain student personal service uses to include a small barber and hair salon in the University’s Drew and Frazier residence halls, respectively, are permitted accessory uses.* Subsequently the University amended the request to now request that the 2020 -2030 Howard University Central Campus Master Plan (Campus Plan) be amended to allow person care uses within dormitories and to only serve students, faculty and staff. Personal care uses shall include facilities that offer hair and nail styling and care services or similar services. The application would remain a Modification Without Hearing. The University states that the modification is necessary because the Zoning Administrator would not grant a permit for these uses on the campus as they were not mentioned in the Campus Plan.

**II. SUMMARY RECOMMENDATION**

The Office of Planning (OP) **recommends approval** of the proposed Modification without Hearing pursuant to Subtitle Z § 703.65, as submitted by Howard University to allow personal care uses that exclusively serve Howard University students, faculty and staff in the University’s dormitories subject to a three percent (3%) limit of the subject dormitory gross floor area.

The facilities would be available exclusively to University students, faculty, and staff, with access controlled through the residence hall lobbies. These services would advance the University’s objective of providing convenient, on-campus amenities that support student, faculty and staff needs.

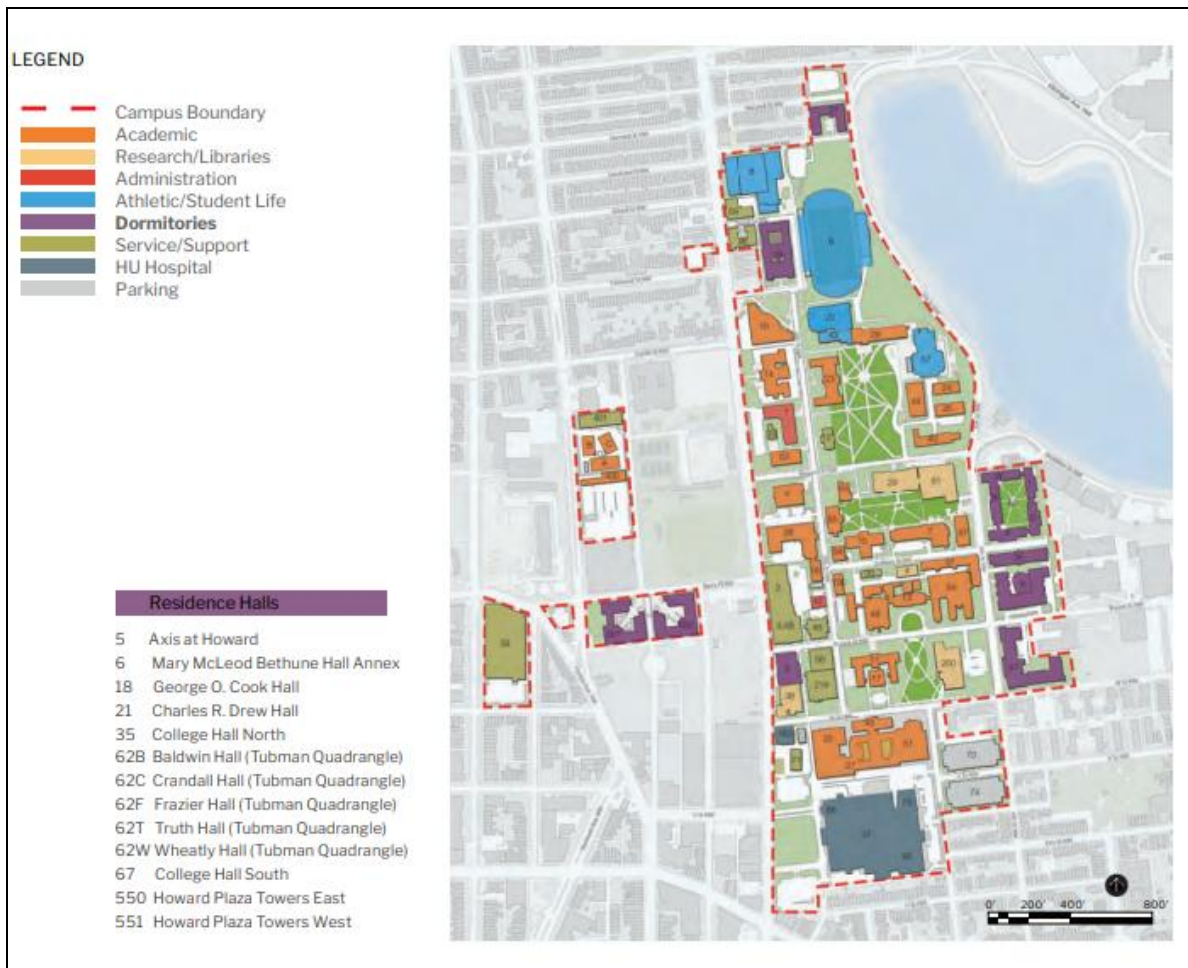
The proposed modification would continue to conform to the approved 2020 -2030 Howard University Central Campus Master Plan and would not be inconsistent with the Comprehensive Plan.

**III. LOCATION AND SITE DESCRIPTION**

Address	Howard University Central Campus
Applicant:	Howard University

Ward/ANC:	1/1B and 1E
Zone:	RA-2, RA-5, MU-2, MU-4
Comprehensive Plan	Drew Hall - Residential Moderate Density Frazier Hall - Institutional
Historic District:	The properties are not within a historic district.
Existing Development:	Dormitories that are within the campus boundaries and are shown on Figure 1 below(in purple).
Surrounding Neighborhood Character	The area within the campus boundary is developed with University uses, while along Georgia Avenue NW, there are retail and other commercial uses with residential, row dwellings further west, north, south, and east of the overall campus boundary.

Figure 1 - Campus Plan Boundary and Residential Hall Locations



#### IV. PROPOSAL

The proposal is to amend the 2020-2030 Howard University Central Campus Master Plan to allow personal care services, within dormitories and to would only serve students, faculty and staff.

Personal care uses would include facilities that offer hair and nail styling and care services or similar services. Such uses would support the University’s goal of providing convenient, student-centered amenities within on-campus housing. The proposed uses are consistent with existing residence hall amenities such as laundry rooms, fitness facilities, and computer labs. These personal care services would further the University’s objective to provide students with the convenience of being on campus, in housing that is intentionally designed to meet their needs.

The spaces for the proposed uses would be small and limited to a maximum of three percent (3%) of the gross floor area of the building. These uses and their related spaces in the dormitories are clearly incidental and subordinate to the main dormitory use of housing students and would not negatively impact the adjacent or surrounding neighborhoods.

## V. ANALYSIS

The requested modification without hearing would amend the approved campus plan established by the Howard University 2020-2030 Central Campus Plan (ZC Order 20-08). A modification without hearing at Subtitle Z § 703.6 states:

*For the purposes of this section, a “modification without hearing” is a modification in which impact may be understood without witness testimony, including, but not limited to a proposed change to a condition in the final order, a change in position on an issue discussed by the Commission that affected its decision, or a redesign or relocation of architectural elements and open spaces from the final design approved by the Commission. Determination that a modification can be approved without witness testimony is within the Commission’s discretion. A request to add or change a zoning map designation to an approved planned unit development shall not be considered without a hearing.*

The proposed modification would add personal care service, within dormitories, would only serve students, faculty and staff and would be limited to 3% of the space within a dormitory. As an example, the University is presently considering a barber shop in Drew Hall which houses male students, and a hair salon in Frazier Hall which houses female students. The salons would offer specialized loctician services that are popular in the African American community. At [Exhibit 4 - Floor Plans](#), the University has provided as examples, floor plans with the spaces for the respective personal care use outlined to demonstrate how miniscule the space for these uses would be. Their limited size, the Drew barber shop will occupy 354 square feet of space on the first floor, and Frazier salon will occupy 153 square feet on the first floor, are not expected to create significant internal or external impacts. The small sizes would naturally restrict occupancy and further reduce potential negative effects.

The proposed modification would not alter the existing use, height, or density of the residence halls. The proposal is not likely to become objectionable to neighboring property because of noise, traffic, parking, number of students, or other objectionable conditions, discussed herein.

### Noise

The residence halls are located adjacent to other university properties and uses, and residential uses. The existing residence halls do not generate excessive noise, and the proposed internal personal care uses are not expected to create noise or other nuisances for nearby properties. Because these

services would be limited to students, faculty and staff, the market area would remain confined to the campus and would not be advertised, thereby avoiding additional noise or traffic.

Traffic and Parking and Loading

The proposed personal care uses would be within approved dormitories identified in the campus plan and would not generate additional traffic, as the students, faculty and staff are already reflected in existing traffic counts and the proposed uses would only serve the campus population. No loading activity would not be needed for these activities and therefore the proposed uses would not affect campus circulation. Therefore, it is not expected that traffic, parking and loading activities would cause a negative impact on the surrounding neighborhood.

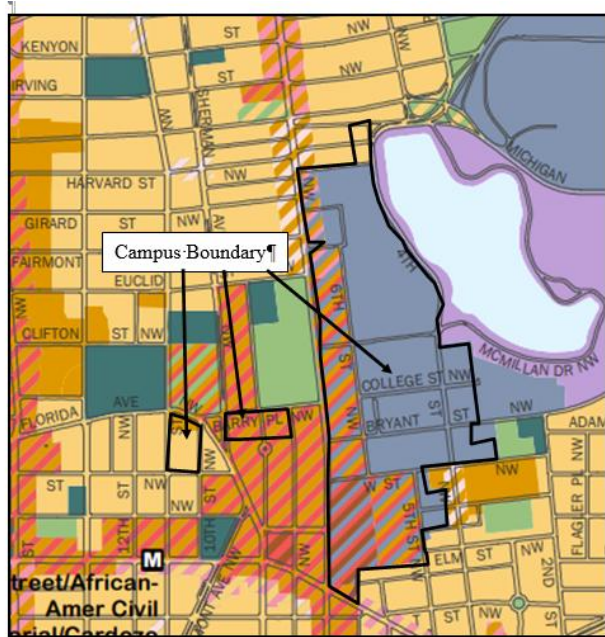
Number of Students

The proposed modification would not affect the student cap as they are already accounted for in the approved student counts. No changes to student count are proposed or would result from the proposed personal care uses.

Other Objectionable Conditions

Including personal care services within the dormitories are not expected to create objectionable conditions or negatively affect the surrounding neighborhood or nearby residents. As such, the proposed uses should not adversely impact adjacent properties.

**VI. COMPREHENSIVE PLAN**



The 2021 Comprehensive Plan, Future Land Use Map shows the residence halls within the moderate density residential, institutional, and mixed use categories. At the time of the Campus Plan approval (ZC Order 20-08) the Commission found that the Campus Master Plan, including on campus uses were not inconsistent with the policies and objectives of the Comprehensive Plan, and the DUKE Small Area Plan.

Further, the proposed uses within the residential halls as subordinate to the approved dormitory uses, would also not be inconsistent with many of the Land Use and Education policies of Comprehensive Plan identified under the campus plan’s approval, as well as subsequent approved modifications of the Plan.

**VII. COMMENTS OF OTHER DISTRICT AGENCIES**

At the time of this report, there were no agency reports in the file.

## VIII. ANC COMMENTS

Howard University Campus is within ANC-1E. At the time of this report, there was not an ANC recommendation in the file.

## IX. COMMUNITY COMMENTS

At the time of this report, there were no community comments in the file.

## X. SUMMARY

OP **supports and recommends approval** of the proposed Modification Without Hearing to amend the approved 2020-2030 Howard University Central Campus Master Plan—**limited to adding personal service uses that exclusively serve Howard University students, faculty and staff in the University’s dormitories subject to a three percent (3%) limit of the subject dormitory gross floor area**. The proposed modification constitutes a modification that can be evaluated without witness testimony. No other changes to the campus plan are proposed, including adjustments to density or to any of the previously approved conditions.