

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 06-11D

Z.C. Case No. 06-11D

(The George Washington University – Campus Plan Amendment)

May 19, 2011

Application of The George Washington University (“University” or “Applicant”) pursuant to 11 DCMR § 210, for review and approval of amendments to the 2007 Foggy Bottom Campus Plan (the “Campus Plan”) to designate permitted categories of use for three properties acquired after the approval of the Campus Plan and located at 2004 G Street, N.W. (Square 103, Lot 26), 2121 F Street, N.W. (Square 80, Lots 2001-2003), and Square 2123 F Street, N.W. (Square 80, Lot 802).

HEARING DATE: May 19, 2011

DECISION DATE: May 19, 2011 (bench decision)

SUMMARY ORDER

The zoning relief requested in this case was self-certified, pursuant to 11 DCMR § 3113.2.

The Zoning Commission for the District of Columbia (“Commission”) provided proper and timely notice of the public hearing on this application by publication in the *D.C. Register* and by mail to Advisory Neighborhood Commission (“ANC”) 2A and to owners of property within 200 feet of the site. The Foggy Bottom campus is located within the boundaries of ANC 2A.

As directed by 11 DCMR § 3035.4, the Commission required the Applicant to satisfy the burden of proving the elements of § 210 of the Zoning Regulations, which are necessary to establish the case for a special exception for a college or university.

The D.C. Office of Planning (“OP”), in a report dated May 9, 2011, which was submitted into the record, concluded that the application is in conformance with the provisions of § 210 and recommended approval of the campus plan amendment.

ANC 2A, in a report dated March 17, 2011, which was submitted into the record, resolved to make no objection to the application, given that the properties are located within the campus boundaries and the proposed uses are consistent with the approved Campus Plan.

therefore could be considered in accordance with the consent calendar procedures set forth at 11 DCMR § 3030.

On May 19, 2011, by bench decision, the Commission approved the request for amendment of the Campus Plan in Z.C. Case No. 06-11D.

Pursuant to 11 DCMR § 3030.11, the Director of the Office of Zoning placed the request for a modification on the Commission's Consent Agenda for its public meeting of June 13, 2011. At that meeting, the Commission voted to approve the modification as a minor modification.

CONCLUSIONS OF LAW

Upon consideration of the record of this application, the Commission concludes that the Applicant's proposed modification is of little or no importance or consequence and consistent with the intent of the Commission's prior approvals. Accordingly, the request falls within the scope of § 3030. The modification is minor in nature and its consideration as a consent calendar item without public hearing is appropriate.


The Commission further concludes that the proposed modification is in the best interest of the District of Columbia and is consistent with the intent and purpose of the Zoning Regulations and Zoning Act and is not inconsistent with the Comprehensive Plan.

DECISION


In consideration of the reasons set forth herein, the Zoning Commission for the District of Columbia hereby **ORDERS APPROVAL** of a minor modification to add the properties to the PUD site that was previously approved in Z.C. Order No. 06-11/06-12, as amended in Z.C. Case No. 06-11A/06-12A.

On June 13, 2011, upon the motion Chairman Hood, as seconded by Commissioner Turnbull, the Commission **ADOPTED** this Order at its public meeting by a vote of **5-0-0** (Anthony J. Hood, Konrad W. Schlater, Peter G. May, Greg M. Selfridge, and Michael G. Turnbull to adopt).

In accordance with the provisions of 11 DCMR § 3028.9, this Order shall become final and effective upon publication in the *D.C. Register*; that is on October 21, 2011.



ANTHONY J. HOOD
CHAIRMAN
ZONING COMMISSION



RICHARD S. NERO, JR.
ACTING DIRECTOR
OFFICE OF ZONING

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 06-11D and 06-12E

As Secretary to the Commission, I hereby certify that on OCT 18 2011 copies of these Z.C. Order Nos. 06-11D and 06-12E were mailed first class, postage prepaid or sent by inter-office government mail to the following:

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| 1. D.C. Register | 6. Councilmember Jack Evans |
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ANC/SMD 2A06
1099 22 nd Street, N.W. #1011
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| | 11. West End Citizens Association
c/o Barbara Kahlow
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ATTESTED BY:

Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning