



**BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA**



**APPLICATION FOR SECOND-STAGE APPROVAL OF A TWO-STAGE
PLANNED UNIT DEVELOPMENT (PUD)**

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated.


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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------|----------------------------------------------------------------------------------------------------|-----------------|-------------|
| In accordance with the provisions of Chapter 24 of Title 11 DCMR – Zoning Regulations, request is hereby made for Final Approval of a PUD, details of which are as follows: | | | Total Area of the Site: | 56,885 s.f. | Square Feet |
| | | | | 1.3 | Acres |
| Square No. | Lot No. | Square Feet | Baist Atlas No.: | 1 | Page 8 |
| 55 | 28, 857 | 56,885 s.f. | Date of Preliminary Approval: | Mar. 12, 2007 | |
| | | | ZC Case/Order No.: | 06-11 / 06-12 | |
| | | | Concurrent change of zoning (circle one): (if yes, please complete a Map Amendment Application) | | |
| | | | Yes / No <input checked="" type="checkbox"/> / <input type="checkbox"/> | | |
| | | | Advisory Neighborhood Commission(s)/ Single-Member District(s): | ANC2A / ANC2A06 | |
| | | | If applicable, Historic District(s) in which site is located: | n/a | |

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|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Address or boundary description of the premises: | Property bounded by 22nd Street NW on the east; H Street NW and Fulbright Hall on the south; |
| | 23rd Street NW, Fulbright Hall, and JBKO Hall on the west; and I Street NW, JBKO Hall, and Munson Hall on the south. |

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|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Previous zoning (ZC and/or BZA) actions, including Order No.(s), affecting the above properties: | Z.C. Order No. 06-11/06-12 approved a campus plan and first-stage PUD for the GW Foggy Bottom Campus and designated the above property in Square 55 as a development site. |
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| Brief description of proposal: | Development of a new eight-story Science and Engineering Complex which will permit the University to co-locate multiple science and engineering disciplines in a single building. The project will also feature ground-floor retail space along I Street and six below-grade stories comprised of two additional levels of program space and four levels of underground parking. |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22-2405)

| | | | |
|---------------|-------------------------------------------------------------------------------------|-------|------------|
| Signature: |  | Date: | 11/12/2010 |
| Owner's Name: | The George Washington University | | |

| | | | |
|--------------------|--------------------------------------------------------------------------------|------------|----------------------------|
| Name of Architect: | Ballinger / Hickok Cole Architects | | |
| Address: | 833 Chestnut St Ste 1400, Philadelphia PA; 1023 31st Street NW, Washington, DC | | |
| Zip Code: | 19107; 20007 | Phone No.: | 215-446-0900; 202-667-9776 |

| | | | |
|-----------|----------------------------------|------------|--------------|
| Name: | Maureen Dwyer, Goulston & Storrs | | |
| Address: | 2001 K Street NW, 11th Floor | | |
| Zip Code: | 20006 | Phone No.: | 202-721-0011 |

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|----------------|--|----------------|--|
| Date Received: | | Date Accepted: | |
|----------------|--|----------------|--|

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

INSTRUCTIONS

Any request for a second-stage (final) approval of a two-stage Planned Unit Development (PUD) that is not completed in accordance with the following instructions shall not be accepted.

1. All applications shall be made on Form 103-B. All applications must be completely filled out and be typewritten or printed. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Present this form and supporting documents, in person, to the Office of Zoning at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.
3. At the time of filing an application before the Zoning Commission, the Applicant shall pay a non-refundable filing fee of \$650.00, in accordance with the Zoning Commission Schedule of Fees - 11 DCMR §3040. (Check or money is payable to the "D.C. Treasurer"; cash will not be accepted.)
4. Applications to the Zoning Commission will not be accepted until they have been reviewed by the Secretary to the Zoning Commission, to ensure they are thoroughly completed. Applicants will be notified by mail when their applications are accepted.
5. ***REQUIRED information to be submitted when making an application submission includes one (1) original and twenty (20) copies of the following:***
 - A. A Form 103-B, properly completed and signed by the owners of all property involved in the application. (When more than one owner is involved, use a separate copy of Form 103-B for each ownership.)
 - B. A statement, using 8½" x 11" paper, clearly setting forth the reasons for the requested final PUD. Additional information, exhibits, or photographs may be attached, if desired, provided they are also no larger than 11" x 17".
 - C. A key map (photocopy of the Zoning Map on 8½" x 11" paper) showing the subject property outlined in red and the zoning of the surrounding area. The Zoning Map is available in the Office of Zoning. The Office of Zoning reserves the right to require the submission of other maps or other exhibits as it deems necessary to accurately depict the location of the subject property, in the context of its surroundings.
 - D. A certified plat of survey of the subject property, prepared by the D.C. Office of the Surveyor.
 - E. Compliance with the requirements of Chapter 24 of Title 11 DCMR – Zoning Regulations. Architectural drawings should include one full-size set and twenty (20) reduced sets, not-to-exceed 11" x 17".

Please note: All applications are referred to the D.C. Office of Planning (OP). OP, pursuant to 11 DCMR §3011, reviews applications and submits written recommendations to the Zoning Commission, advising whether the matter should be processed further. For this reason, you are encouraged to contact OP within two weeks of filing this form to discuss your application. OP can be reached at (202) 442-7602.

All applications that are accepted for filing, will be processed in accordance with Chapter 30 of Title 11 DCMR – Zoning (Rules of Practice and Procedure before the Zoning Commission for the District of Columbia).



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Request for Reasonable Accommodation form.

District of Columbia Office of Zoning
441 4th Street, N.W. Ste. 200 S, Washington, D.C. 20001
(202) 727 6311 * (202) 727 6072 fax * www.dcoz.dc.gov * dcoz@dc.gov



**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**



FORM 120 - APPLICATION FOR VARIANCE/SPECIAL EXCEPTION

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

Pursuant to §3103.2 – Area/Use Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations,
an application is hereby made, the details of which are as follows:

| Address(es) | Square | Lot No(s). | Zone District(s) | Type of Relief Being Sought | |
|--------------------|--------|------------|------------------|----------------------------------------------------|------------------------------------------------------------------------------------------|
| | | | | Area Variance Use Variance Special Exception | Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought |
| 817 23rd Street NW | 55 | 28, 857 | C-3-C | Special Exception | 210 |
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Present use(s) of Property: University and related accessory uses

Proposed use(s) of Property: University and related accessory uses

Owner of Property: The George Washington University Telephone No: _____

Address of Owner: 2121 I Street NW, Washington, DC

Advisory Neighborhood Commission: ANC 2A Single-Member District(s): ANC 2A06

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:

Application for further processing of an approved campus plan for The George Washington University Foggy Bottom Campus in conjunction with an application for second-stage approval of an approved PUD, in order to permit the construction of a new eight-story Science and Engineering Complex with ground-floor retail and six below-grade stories containing four stories of underground parking and two stories of program space.

EXPEDITED REVIEW REQUEST

I waive my right to a hearing, agree to the terms in Form 128 - Waiver of Hearing for Expedited Review, and hereby request that this case be placed on the Expedited Review Calendar, pursuant to §3118.2 (CHOOSE ONE):
 A park, playground, swimming pool, or athletic field pursuant to §209.1, or
 An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to §223

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Date: 11/12/2010 Signature*:

* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

To be notified of hearing and decision (Owner or Authorized Agent*):

Name: Maureen Dwyer E-Mail: mdwyer@goulstonstorrs.com

Address: 2001 K Street NW, 11th Floor, Washington DC 20006

Phone No.: 202-721-0011 Fax No.: 202-721-1111

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FOR OFFICIAL USE ONLY

Exhibit No. 1 Case No. _____

INSTRUCTIONS

Any application that is not completed in accordance with the following instructions shall not be accepted.

1. All applications shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form (drawings and plans may be no larger than 11"x17").
2. Present this form and supporting documents, in person, to the Office of Zoning at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001. **(All applications must be submitted before 3:00 p.m.)**
3. At the time of filing this application before the Board of Zoning Adjustment (BZA), the Applicant shall complete and submit a Form 126 - Board of Zoning Adjustment Fee Calculator - and pay a filing fee in accordance with the BZA Schedule of Fees – 11 DCMR §3180. **(Check or money order is payable to the "DC Treasurer"; cash and credit/debit card payments will not be accepted.)**
4. If seeking an Expedited Review pursuant to § 3118.2, the applicant shall complete and submit Form 128 – Waiver of Hearing for Expedited Review.
5. **At the time of filing this application, all applicants are REQUIRED to submit the following information (including one (1) original and fifteen (15) collated copies):**
 - A. Either a memorandum from the Zoning Administrator at DCRA directing the applicant to the BZA or a Form 135 - Zoning Self-Certification, which requires certification by a licensed architect or attorney.
 - B. A plat, drawn to scale and certified by a DC licensed survey engineer or the D.C. Office of the Surveyor showing boundaries and dimensions of the existing and proposed structures and accessory buildings and structures.
 - C. Architectural plans and elevations in sufficient detail to clearly illustrate any proposed structure to be erected or altered, proposed landscaping/screens and building materials. Submittal of plat and plans shall not exceed 11" x 17" in size. (See Form 130 – Required Specifications for Plats, Plans and Elevations – for the required information on these drawings.)
 - D. A detailed statement of existing and intended use of the structure.
 - E. A detailed statement explaining how this application meets the specific tests identified in the Zoning Regulations for variance (area and/or use), special exception or other specific relief being sought. (See Form 121 – Applicant's Burden of Proof for Variance and Special Exception Applications.)
 - F. Three color images, not-to-exceed 8½" x 11", showing pertinent features of the structure and the property involved (front, rear and sides, if possible and applicable).
 - G. The names and mailing addresses of the owners of all property within 200 feet, in all directions from all boundaries of the property involved in the application, **and two (2) sets of self-stick labels of the names and mailing addresses of the owners of the properties.** (Note: This information is most readily available from the D.C. Department of Tax and Revenue, Tax Assessors, 1101 4th Street, SW – West Building, Washington, D.C. 20024.)
 - H. The name and mailing address of any individual who has a lease with the owner for all or part of any structure located on the property involved in the application.
 - I. Documentation or a copy of the Certificate of Occupancy showing the current authorized use. In cases where a change from a conforming use to a non-conforming use is requested, provide a copy of the past authorized uses.

Note: All applications are referred for review and recommendation to the Office of Planning (OP) and the Advisory Neighborhood Commission (ANC) within which the affected property is located. Their reports are given "great weight" in the BZA decision-making process. Applicants are strongly encouraged, at the time of filing this application, to contact these agencies to discuss the merits of their application. OP can be reached at (202) 442-7600. ANC information can be ascertained by contacting the Office of Advisory Neighborhood Commissions at (202) 727-9945.



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.

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