


**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.

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:	38,323	Square Feet
				0.88	Acres
Square No.	Lot No.	Square Feet	Baist Atlas No.:	1	Page 9
103	13,14, 18,	38,323	Date of Preliminary Approval:	Mar. 12, 2007	
	809, 812,		ZC Case/Order No.:	06-11 / 06-12	
	813, 814,		Concurrent change of zoning (circle one): (if yes, please complete a Map Amendment Application)	Yes / No ☐ ☒	
	819, 820		Advisory Neighborhood Commission(s)/ Single-Member District(s):	ANC2A / ANC 2A06	
			If applicable, Historic District(s) in which site is located:	n/a	
Address or boundary description of the premises:			Multiple lots in the 2000 block of G Street, NW		
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 103 as a development site.		
Brief description of proposal:			First phase of development of an academic and administrative building for the Law School, consisting of a below-grade parking structure containing one level of program space for the Law School and four stories of underground parking. As an interim condition, the surface of the site will contain entrances, surface parking, area for loading activity, and landscaping.		
Signature:			 Owner's Signature		Date: 8/16/2007
Owner's Name:			Louis H. Katz Executive Vice President & Treasurer		

Name of Architect:	The Perkins + Will / Shalom Baranes Architects Consortium		
Address:	2100 M Street NW, Washington DC		
Zip Code:	20037	Phone No.:	202-737-1020

Person to be notified of all actions:

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

DO NOT WRITE BELOW THIS LINE

Date Received:		Date Accepted:	
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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 \$500.00, 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 ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA**



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

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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:	38,323	Square Feet
				0.88	Acres
Square No.	Lot No.	Square Feet	Baist Atlas No.:	1	Page 9
103	13,14, 18,	38,323	Date of Preliminary Approval:	Mar. 12, 2007	
	809, 812,		ZC Case/Order No.:	06-11 / 06-12	
	813, 814,		Concurrent change of zoning (circle one): (if yes, please complete a Map Amendment Application) Yes / No ☐ / ☒		
	819, 820		Advisory Neighborhood Commission(s)/ Single-Member District(s):	ANC2A / ANC 2A06	
			If applicable, Historic District(s) in which site is located:	n/a	

Address or boundary description of the premises:	Multiple lots in the 2000 block of G Street, NW
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 103 as a development site.
Brief description of proposal:	First phase of development of an academic and administrative building for the Law School, consisting of a below-grade parking structure containing one level of program space for the Law School and four stories of underground parking. As an interim condition, the surface of the site will contain entrances, surface parking, area for loading activity, and landscaping.

Signature:		Date:	7/23/2010
Owner's Name:	EDUCATION FOUNDATION FOR GAMMA ETA, INC. - by JEREMY F. ROTTEN, Chairman		

Name of Architect:	The Perkins + Will / Shalom Baranes Architects Consortium		
Address:	2100 M Street NW, Washington DC		
Zip Code:	20037	Phone No.:	202-737-1020

Person to be notified of all actions:

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

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



BEFORE THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA



APPLICATION FOR MODIFICATION OF A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT (PUD)

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

In accordance with the provisions of Chapter 24 of Title 11 DCMR – Zoning Regulations, request is hereby made for a modification to a previously approved PUD, details of which are as follows:

Total Area of the Site:	3,307	Square Feet
		Acres
Baist Atlas No.:	1	Page 9
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 ☐ ☒	
Advisory Neighborhood Commission(s)/ Single-Member District(s):	ANC2A / ANC 2A06	
If applicable, Historic District(s) in which site is located:	n/a	

Square No.	Lot No.	Square Feet
103	18	3,307

Address or boundary description of the premises:	2020 G Street, NW, Washington DC
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 for the GW Foggy Bottom Campus and designated the above property as part of a future development site.
Brief description of proposal:	Amend the first-stage PUD to include the above property, which is under contract to be purchased by The George Washington University for inclusion in its second-stage PUD for Square 103.

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:		Owner's Signature	Date:	8/16/2010
Owner's Name:	Louis H. Katz Executive Vice President & Treasurer			

Name of Architect:	The Perkins + Will / Shalom Baranes Architects Consortium		
Address:	2100 M Street NW, Washington DC		
Zip Code:	20037	Phone No.:	202-737-1020

Person to be notified of all actions:

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

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INSTRUCTIONS

Any request for modification of a previously approved 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 105. 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 \$400.00, 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 105, 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 105 for each ownership.)
 - B. A statement, using 8½" x 11" paper, clearly setting forth the reasons for the requested PUD modification. 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.

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



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PLANNED UNIT DEVELOPMENT (PUD)**

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Square No.	Lot No.	Square Feet	Baist Atlas No.:	1	Page 9
103	18	3,307	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 ☐ ☒		
			Advisory Neighborhood Commission(s)/ Single-Member District(s):	ANC2A / ANC 2A06	
			If applicable, Historic District(s) in which site is located:	n/a	
Address or boundary description of the premises:			2020 G Street, NW, Washington DC		
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 for the GW Foggy Bottom Campus and designated the above property as part of a future development site.		
Brief description of proposal:			Amend the first-stage PUD to include the above property, which is under contract to be purchased by The George Washington University for inclusion in its second-stage PUD for Square 103.		

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:	7/23/2010
Owner's Name:	Educational Foundation for Gamma Eta, Inc. by JEREMY F. BOWEN, Chairman		
Name of Architect:	The Perkins + Will / Shalom Baranes Architects Consortium		
Address:	2100 M Street NW, Washington DC		
Zip Code:	20037	Phone No.:	202-737-1020
Person to be notified of all actions:			
Name:	Maureen Dwyer		
Address:	Goulston & Storrs, PC, 2001 K Street NW, 11th Floor, Washington DC		
Zip Code:	20006	Phone No.:	202-721-0011

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



APPLICATION

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

Pursuant to Sections §3103.2 - Use Variance, §3103.2 - Area 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).	Zoning Districts	Relief Being Sought Area Variance • Use Variance Special Exception	Section No(s).
2008-2034 G Street NW	103	13,14,18	R-5-D	Special Exception	210
		809, 812,			
		813, 814,			
		819, 820			

Present use(s) of Property: University

Proposed use(s) of Property: University

Owner of Property: The George Washington University

Telephone No: _____

Address of Owner: 2121 I Street NW, Washington DC

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 below-grade structure containing one level of program space for the Law School and four stories of underground parking. As an interim condition, the surface of the site will contain building building entrances, surface parking, area for loading and service activity, and landscaping.

Estimated construction cost

\$

Advisory Neighborhood Commission
Single-Member District(s)

ANC 2A /ANC 2A06

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:

8/16/2010

Signature:

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

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

Name: Maureen Dwyer

Address: Goulston & Storrs, PC, 2001 K Street NW, 11th Floor, Washington DC 20006

Phone No.: 202-721-0011

Fax No.: _____

202-721-1111

E-Mail:

mdwyer@goulstonstorrs.com

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

INSTRUCTIONS

Any notice of application for action provided in the District of Columbia Zoning Regulations (11 DCMR Zoning) that is not completed in accordance with the following instructions shall not be accepted.

1. All applications shall be made on Form 120. 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 (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.
3. At the time of filing an application before the Board of Zoning Adjustment, the Petitioner shall pay a filing fee in accordance with the Board of Zoning Adjustment Schedule of Fees – 11 DCMR §3180. (Check or money order is payable to the "DC Treasurer"; cash will not be accepted.)
4. **REQUIRED information to be submitted when making an application submission, includes one (1) original and twenty (20) copies of the following (except for labels of which (1) original and (1) copy is required):**
 - A. All applicants shall obtain from the Zoning Administrator (DCRA) a memorandum directing the applicant to the Board of Zoning Adjustment prior to filing this application or file through self-certification using Form 135. For self-certification, a licensed architect or attorney must certify the proposed relief requested.
 - 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 buildings and accessory buildings. Also required are architectural plans and elevations in sufficient detail to clearly illustrate any proposed building 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 – Plat, Plan and Elevation Specifications for the required information on these drawings.)
 - C. A detailed statement of existing and intended use of such building or part of building.
 - D. A detailed statement explaining how the 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.)
 - E. Three color photograph views of appropriate size, not-to-exceed 8½" x 11", showing pertinent features of the building and the property involved (front, rear and sides, if possible).
 - F. 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 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, 941 North Capitol Street, N.E., 1st Floor, Washington, D.C. 20002.)
 - G. The name and mailing address of any person who has a lease with the owner for all or part of any building located on the property involved in the application.
 - H. Documentation or a copy of the Certificate of Occupancy showing the current authorized use. In cases where a change in one conforming use to another non-conforming use is requested, provide a copy of the past authorized uses.

Note: All applications are referred for review and recommendation to the D.C. Office of Planning (OP) and the Advisory Neighborhood Commission within which the affected property is located. Their reports are given "great weight" in the BZA decision-making process. Applicants are strongly recommended, at the time of filing a Form 120 application, to make contact with these agencies to discuss the merits of their application. OP can be reached at (202) 442-7600.



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.

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