

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

**APPLICATION**

*Notice: See other side of application form for instructions*

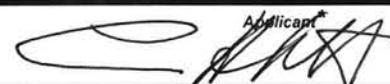
Pursuant to Sections §3103.2 - Use Variance, §3103.2 - Area Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zoning Districts	Relief Being Sought	
				Area Variance · Use Variance	Special Exception
*See Attached List	*	*	*	Special Exception	210

Present use(s) of Property:	University Campus with accessory uses				
Proposed use(s) of Property:	No change in use				
Owner of Property:	The George Washington University	Telephone No:	(202) 944-1000		
Address of Owner:	2121 Eye Street, NW, Washington, DC 20052				
Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:					
GW requests special exception relief to submit a new Campus Plan that sets forth a predictable framework for campus development for the years 2006-2025.					

RECEIVED  
 D.C. OFFICE OF ZONING  
 2006 FEB 16 PM 12:30

Estimated construction cost	\$N/A	Advisory Neighborhood Commission Single-Member District(s)	2A
-----------------------------	-------	--	----

Date:	February 16, 2006	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:	2300 N Street, NW Washington, D.C. 20037				
Phone No.:	(202) 663-8834	Fax No.:	(202)663-8007	E-Mail:	maureen.dwyer@pillsburylaw.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. *Do not mail this form to the Board of Zoning Adjustment.*

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 4<sup>th</sup> Street, N.W., Suite 210, 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).
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., 1<sup>st</sup> 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) 442-7602.

District of Columbia Office of Zoning  
441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001  
(202) 727-6311 \* (202) 727-6072 fax \* [www.dcoz.dc.gov](http://www.dcoz.dc.gov)

## ZONING SELF-CERTIFICATION FORM

Project Address(es)	Square	Lot(s)	Zone District(s)	ANC(s)/Single Member District(s)
See attached list	attached	attached	attached	2A

### CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

<b>Relief Sought</b>	<input type="checkbox"/> §3103.2 - Use Variance	<input type="checkbox"/> §3103.2 - Area Variance	<input checked="" type="checkbox"/> §3104.1 - Special Exception
<b>Pursuant to Subsections</b>			<b>210</b>

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

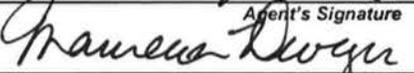
- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the Board of Zoning Adjustment.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

 <small>Owner's Signature</small>	Owner's Name (Please Print) Louis Katz		
 <small>Agent's Signature</small>	Agent's Name (Please Print) Maureen Dwyer		
Date February 16, 2006	D.C. Bar No. 273482	or	Architect Registration No.

### OFFICE OF ZONING DETERMINATION

(DCMR Title 11 §3113.2)

Based upon review of the application and self-certification, this application is

<input type="checkbox"/>	Accepted for filing.
<input type="checkbox"/>	Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.
<input type="checkbox"/>	Rejected for failure to comply with the provisions of <input type="checkbox"/> DCMR Title 11 §3113.2; or <input type="checkbox"/> DCMR Title 11 Zoning Regulations. Explanation _____

<b>Signature</b>	<b>Date</b>
Jerrily R. Kress, FAIA – Director District of Columbia Office of Zoning	441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001 (202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov

**INSTRUCTIONS**

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front **and** back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

<b>ITEM</b>	<b>EXISTING CONDITIONS</b>	<b>MINIMUM REQUIRED</b>	<b>MAXIMUM ALLOWED</b>	<b>PROVIDED BY PROPOSED CONSTRUCTION</b>	<b>VARIANCE Deviation/Percent</b>
<b>Lot Area</b> (sq. ft.)	1,947,880				
<b>Lot Width</b> (ft. to the tenth)					
<b>Lot Occupancy</b> (building area/lot area)					
<b>Floor Area Ratio (FAR)</b> (floor area/lot area)	2.93 (GW) (residential)				
<b>Parking Spaces</b> (number)					
<b>Loading Berths</b> (number and size in ft.)					
<b>Front Yard</b> (ft. to the tenth)					
<b>Rear Yard</b> (ft. to the tenth)					
<b>Side Yard</b> (ft. to the tenth)					
<b>Court, Open</b> (width by depth in ft.)					
<b>Court, Closed</b> (width by depth in ft.)					
<b>Height</b> (ft. to the tenth)					

BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

APPLICATION OF THE GEORGE WASHINGTON UNIVERSITY

**Description of Properties Within the Campus Plan**

The Campus Plan is generally bounded by K Street, NW, Washington Circle, and Pennsylvania Avenue, NW on the north; 19<sup>th</sup> and 20<sup>th</sup> Streets, NW on the east; F Street, NW on the south; and 24th Street, NW on the west; it also includes a portion of Square 122 extending south of F Street along 19th Street, NW, certain properties in northeast corner of Square 81, and certain properties in the eastern half of Square 58. Within the Campus Plan boundaries, the property owned by the University is devoted to a variety of University uses, including but not limited to classroom, dormitory, library, research, office, support, assembly, athletic, and hospital purposes. These uses would be continued under the Campus Plan in a variety of existing and new buildings in the R-5-D, R-5-E, C-3-C, and SP-2 Districts.

The following properties are included in the Campus Plan: Square 39, Lot 803; Square 40, Lot 36; Square 41, Lot 40; Square 42, Lots 14, 51, 52, 54, 55, 820, 821, 822, 840; Square 43, Lot 26; Square 54, Lot 30; Square 55, Lots 28, 854, and 855; Square 56, Lots 30 and 31; Square 57, Lots 55 and 56; Square 58, Lots 1, 5, 6, 800, 801, 802, 803, and 804; Square 75, Lots 23, 33, 34, 41, 42, 46, 47, 858, 861, 863, 864, and 2001–2125; Square 77, Lots 5, 51, 59, 60, 845, 846, and 864; Square 79, Lots 5, 63, 64, 65, 806, 808, 853, 854, 861, and 862; Square 80, Lots 2, 26, 27, 28, 29, 30, 42, 43, 44, 45, 46, 47, 50, 51, 52, 54, 55, 800, 802, 811, 820, 822, 823, 824, 825, 828, 829, and 2001–2003; Square 81, Lot 846; Square 101, Lots 58, 60, 61, 62, 811, 839, 871, 874, and 879; Square 102, Lot 46; Square 103, Lots 1, 13, 14, 18, 26, 27, 28, 32, 33, 34, 35, 40, 41, 42, 809, 812, 813, 814, 816, 819, and 820; Square 119, Lot 26; Square 121, Lot 17, 819, and 820; Square 122, Lots 29, 824, and 825; and Square N101, Lot 800.