

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Board of Zoning Adjustment**



**Application No. 13540-A of National Geographic Society**, pursuant to 11 DCMR Subtitle Y § 703, for a modification of consequence to the plans approved by BZA Order No. 13540, to add a front entry pavilion to an existing building in the RF-1 Zone at premises 1600 M Street, N.W. (Square 183, Lots 883 and 884).

<b>HEARING DATE</b> (13540):	July 29, 1981
<b>DECISION DATE</b> (13540):	September 4, 1981
<b>ORDER ISSUANCE DATE</b> (13540):	November 26, 1981
<b>MODIFICATION OF CONSEQUENCE</b>	
<b>DECISION DATE</b> (13540-A):	November 6, 2019

**SUMMARY ORDER ON REQUEST FOR MODIFICATION OF CONSEQUENCE**

Original Application. The Property contains three buildings for the headquarters of the National Geographic Society (the “Applicant”), including the 16th Street Building, the 17th Street Building, and the M Street Building. The Board of Zoning Adjustment (“Board” or “BZA”) approved special exception and variance relief to allow the construction of the M Street Building as an addition to the 16<sup>th</sup> Street Building in Application No. 13540. The approval allowed the Applicant to extend office use into the SP-2 zone (now D-2), extend the permitted uses of the C-4 zone (now D-6) into the SP-2, and to vary the open court requirements. The Board issued Order No. 13450 on November 26, 1981. (Exhibit 2A.)

Proposed Modification. On August 26, 2019, the Applicant submitted a request for modification of consequence to Order No. 13540. (Exhibits 1-3.) The proposed modification would add a new front entry pavilion located on the north side of the Property between the 17th Street Building and the M Street Building and would add a connection to the 17th Street building so that all three of the buildings on the Property are connected above grade. The Applicant submitted revised plans reflecting these modifications. (Exhibits 2B1-2B2.)

Notice of the Request for Modification. Pursuant to Subtitle Y §§ 703.8-703.9 of Title 11 of the DCMR (Zoning Regulations of 2016, the “Zoning Regulations” to which all references are made unless otherwise specified), the Applicant provided proper and timely notice of the request for modification of consequence. (Exhibit 2.)

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Board of Zoning Adjustment  
District of Columbia  
CASE NO.13540A  
EXHIBIT NO.8

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Parties. The parties to this case were the Applicant and Advisory Neighborhood Commission ("ANC") 2B.

ANC Report. The ANC's report indicated that at a regularly scheduled, properly noticed public meeting on October 10, 2019, at which a quorum was present, the ANC voted to support the request. (Exhibit 5.)

OP Report. Office of Planning submitted a report recommending approval of the proposed modification of consequence. (Exhibit 7.)

DDOT Report. The District Department of Transportation submitted a report indicating that it had no objection to the proposed modification of consequence, subject to a condition regarding curb cuts on M Street, N.W. (Exhibit 6.) The Board declined to adopt the condition, finding that it was not relevant to the original application.

**Request for Modification of Consequence**

The Applicant seeks a modification of consequence under Subtitle Y § 703.4 to revise the plans approved by BZA Order No. 13540 in order to add a front entry pavilion to an existing building in the RF-1 Zone.

The Board determines that the Applicant's request complies with Subtitle Y § 703.4, which defines a modification of consequence as a "proposed change to a condition cited by the Board in the final order, or a redesign or relocation of architectural elements and open spaces from the final design approved by the Board." Based upon the record, the Board concludes that in seeking a modification of consequence, the Applicant has met its burden of proof under as directed by Subtitle Y § 703.4.

"Great Weight" to the Recommendations of OP

The Board is required to give "great weight" to the recommendation of OP pursuant to § 5 of the Office of Zoning Independence Act of 1990, effective September 20, 1990 (D.C. Law 8-163; D.C. Official Code § 6-623.04 (2018 Repl.) and Subtitle Y § 405.8). The Board finds OP's recommendation that the Board approve the application persuasive and concurs in that judgment.

"Great Weight" to the Written Report of the ANC

The Board must give "great weight" to the issues and concerns raised in the written report of the affected ANC pursuant to § 13(d) of the Advisory Neighborhood Commissions Act of 1975, effective March 26, 1976 (D.C. Law 1-21; D.C. Official Code § 1-309.10(d) (2012 Repl.) and Subtitle Y § 406.2) The Board finds the ANC's recommendation that the Board approve the application persuasive and concurs in that judgment.

Pursuant to Subtitle Y § 604.3, the order of the Board may be in summary form and need not be accompanied by findings of fact and conclusions of law where granting an application when there was no party in opposition.

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It is therefore **ORDERED** that this application for modification of consequence of BZA Order No. 13540 is hereby **GRANTED**, subject to the approved plans at Exhibits 16 and 37 of Application No. 13540, as modified by Exhibits 2B1-2B2 of Application No. 13540-A.

In all other respects, Order No. 13540 remains unchanged.

**VOTE: 4-0-1** (Frederick L. Hill, Carlton E. Hart, Lorna L. John, and Peter G. May to APPROVE; no other Board members participating.)

**BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT**

A majority of the Board members approved the issuance of this order.

**ATTESTED BY:** \_\_\_\_\_

  
**SARA A. BARDIN**  
**Director, Office of Zoning**

**FINAL DATE OF ORDER:** November 7, 2019

PURSUANT TO 11 DCMR SUBTITLE Y § 604.11, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO SUBTITLE Y § 604.7.