

BEFORE THE DISTRICT OF COLUMBIA ZONING COMMISSION

Application of
Howard University

Minor Modification/Technical Correction
Z.C. Order No. 11-15F
ANC 1B

STATEMENT OF THE APPLICANT

I. NATURE OF RELIEF SOUGHT

Howard University (the “Applicant”) submits this application, pursuant to Subtitle Z, Section 703 for a Minor Modification/Technical Correction to Z.C. Order No. 11-15F to correct the lot numbers for the Effingham Apartments located at 2711-2719 Georgia Avenue, N.W. and the address of the landscaped lot adjacent to the apartments. The Effingham property and the lot immediately abutting it to the south were among the properties removed from the University’s campus plan boundaries pursuant to Z.C. No. 11-15F. A copy of Z.C. Order is attached hereto as Exhibit A.

II. ZONING COMMISSION AUTHORITY

Subtitle Z, Section 703.1-703.2 provides for a procedure which allows the Commission “in the interest of efficiency, to make without public hearing, minor modifications, modifications of consequence, and technical corrections to previously approved final orders and plans...’minor modifications’ shall mean modifications that do not change the material facts upon which the Commission based its original approval of the application or petition.”

III. MINOR MODIFICATION BACKGROUND

In its submission in ZC 11-15F, the Applicant made an error in identifying the lot numbers for the Effingham Apartments property and in describing the southernmost lot as

having the same address as the apartment property. The Applicant's submissions referenced lot numbers 833, 834 and 835 in Square 3058 when the correct lot numbers for the Effingham Apartments are 827, 828, and 829. Lot 833 was correctly identified for extraction but, although it is located immediately adjacent to the Effingham Apartments at the corner of Georgia Avenue and Fairmont Street, N.W., it is not actually part of the Effingham Apartments site. It is a landscaped area which serves as a gateway to the campus, and it faces Fairmont Street.

Notwithstanding the erroneous lot numbers, Z.C. 11-15F's submissions were clear as to the correct Effingham Apartments property that was intended to be removed from the Campus Plan because the property name (i.e. the Effingham Apartments), the property address (i.e. 2711-2719 Georgia Avenue N.W.) and the property description (i.e three vacant apartment buildings), were all clearly and correctly identified in the Applicant's submissions as well as the Office of Planning's report. The landscaped lot to the south of the apartments facing Fairmont Street was correctly listed and identified by lot number. Finally, the correct lots for the Effingham Apartments were also clearly shown on Exhibits A and B in the record of Z.C. No. 11-15F which are maps showing the original campus plan boundaries with the proposed extraction properties and without the extraction properties, respectively (a copy of the maps are attached hereto as Exhibit B).

IV. SPECIFIC MODIFICATION LANGUAGE TO BE INCLUDED IN Z.C. ORDER NO. 11-15F

Z.C. Order No. 11-15F does not currently call out the properties which were approved to be removed from the Campus Plan in the Decision section of the Order. Rather, the properties were only listed by address and lot and square in the Findings of Fact section of the Order. With this minor modification, the Applicant is proposing an additional paragraph to the Decision

section of Order No. 11-15F which not only lists the correct lot numbers for the Effingham Apartments and the lot adjacent to it facing Fairmont Street, but also includes, for clarity, all of the properties which the Commission approved for extraction from the Campus Plan. As a result, we are proposing that Order No. 11-15F be amended to include a new Condition No. 1 as follows:

1. The following properties are removed from the Campus Plan boundaries:
 - a. Effingham Apartments, 2711-2719 Georgia Avenue, N.W. (Lots 827, 828, 829, Square 3058).
 - b. Corner of Georgia Avenue and Fairmont Street N.W, (Lot 833, Square 3058).
 - c. Carver Hall, 211 Elm Street, N.W. (Lot 830, Square 3084).
 - d. Slowe Hall, 1919 Third Street, N.W. (Lot 835, Square 3088).
 - e. East Towers Parking Lot, 2251 Sherman Avenue, N.W. (part of Lot 1101, Square 2873).
 - f. 9th and V Street Parking Lots, 9th & V Streets, N.W. (Lot 797, Square 2873; Lots 156, 159,162, 167, 218-220, 284, 302, 331, 382, 383, 872, 873, 976, 982, and 1108, Square 2875).
 - g. Parking Lot Three, northwestern corner of Georgia Avenue and W Street, N.W., (Lots 62, 811, 934, 945, 968, 970, 972, 977, 979 and 1023, Square 2877).
 - h. Florida Avenue Townhomes, 907 and 909 Florida Avenue, N.W. (Lots 872 and 873, Square 287).

V. CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards of the Zoning Regulations and can be granted without substantially impairing the intent, purpose, and

integrity of the Zoning Regulations. The Applicant therefore requests that the Commission schedule deliberations on the Application at the earliest possible date.

Respectfully submitted,

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CERTIFICATE OF SERVICE

I hereby certify that on June 27, 2018, a copy of the foregoing Minor Modification submission was served by electronic mail on the following at the addresses stated below, with hard copies mailed on June 27, 2018.



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