GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission

MEMORANDUM

TO: Zoning Commission Members

FROM: Jerrily R. Kress, FAIA, Director
Office of Zoning

DATE: February 16, 2005

SUBJECT: Z.C. Case No. 03-29A (George Washington University – Square 103 Residence Hall) - Request for Minor Modification

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The applicant has filed with the Zoning Commission a Consent Calendar request for a minor modification to the planned unit development ("PUD") for George Washington University dated May 10, 2004. This submission sets forth the request and outlines the nature and rationale for the Consent Calendar request.

Below, in summary fashion, are the written comments and recommendations to the Zoning Commission pursuant to **§ 3030, Consent Calendar**.

3030.1 Applies to the request.

3030.2 The request is for a minor modification to a PUD previously approved by Z.C. Order No. 03-29. The applicant requests a minor modification to the approved streetscape plan allow for placement of an additional electrical vault required by PEPCO. The original plan allowed for two vaults located to the east of the building entry. The applicant is proposing to allow placement of the additional vault adjacent to the original two vaults. This will require the elimination of a portion of the planter east of the entrance. The applicant is proposing that a small planter can be constructed at each end of the transformer vault. The requested modification does not affect the essential elements of the approval given by the Zoning Commission for this project, such as use, height, gross floor area, lot occupancy, setbacks or number of

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parking spaces. The request is also consistent with the approved elements of the amenity package.

3030.3 The Applicant, a party to this case, has requested placement of this matter on the Consent Calendar.

3030.4 Applicant's submission complies.

3030.5 Applicant's submission complies.

3030.6 Applicant's submission complies.

3030.7 It has been determined that no further notice is required.

3030.8 As of the writing of this memo, no responses have been received from other parties.

3030.9 It is recommended that this request be placed on the Commission's Consent Calendar.

3030.10 It has been determined that there is no advice necessary from other District agencies.

3030.11 It has been determined that it is appropriate to place this matter on the Consent Calendar for consideration and action by the Zoning Commission without public hearing at its February 24, 2005, public meeting.

3030.12 To be determined by the Commission.

3030.13 It is recommended that the requested modification be granted as it is consistent with the intent of the Commission in approving its original Order No. 03-29 and does not substantially impair the intent, purpose, or integrity of the zone plan as embodied in the Zoning Regulations and Zoning Map.