

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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WASHINGTON, D.C. 20001

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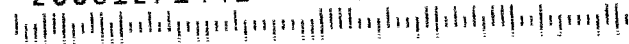
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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

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2016 MAY 19 AM 9:57

TIME AND PLACE: **July 14, 2016, @ 6:30 p.m. (1st Case)**
 Jerrily R. Kress Memorial Hearing Room
 441 4th Street, N.W., Suite 220 - South
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 05-40B (Wesley Theological Seminary of the United Methodist Church – Modification of Condition No. 5 of Z.C. Order No. 05-40A - Approved Campus Plan)

THIS CASE IS OF INTEREST TO ANC 3D and ANC 3E

On April 13, 2016, the Office of Zoning received an application from Wesley Theological Seminary of the United Methodist Church (the “Applicant”) requesting a modification of Condition No. 5 of the approved Wesley Theological Seminary of the United Methodist Church Campus Plan (Z.C. Order No. 05-40A). Z.C. Order No. 05-40A approved the Wesley Theological Seminary of the United Methodist Church Campus Plan for the period through December 31, 2025 and approved a Further Processing application for the construction of a new three-story residence hall with 76 beds and lower level central plant facilities located on the western portion of the Campus along University Avenue. The Amended Campus Plan also provided for student enrollment (headcount) of 715, employees (headcount) of 110, total campus build out of 168,817 square feet of gross floor area, future renovation of existing Straughn Hall for student residences (approximately 70 beds), and future renovation of the Carroll Hall Apartments for student residences (approximately 26 beds), and faculty offices and related facilities.

Condition No. 5 of Z.C. Order No. 05-40A states:

“The Applicant shall provide a maximum of 172 beds during the term of the Campus Plan.”

On February 19, 2016, American University (“AU”) first approached the Applicant requesting to lease 55 beds in Straughn Hall for the 2016-2017 academic year beginning in fall 2016 to house qualified juniors and seniors. This temporary arrangement would allow AU to provide some of the required student housing under its Campus Plan that will not be available on the East Campus prior to the beginning of the coming academic year. After the economic recovery, nationwide seminary enrollment has continued to be weak and in decline. Despite its unique location and programs, the Applicant has suffered declining enrollment and lower demand for student housing which left many vacant beds in Straughn Hall. Lower enrollment has led to a significant reduction in tuition revenue. While this proposal will provide much needed financial support to the Applicant and its sustainability in its current location, it will also accommodate the unusual short-term housing needs of its fellow institution of higher learning which shares a common origin in the United Methodist faith. To date, no lease has been finalized between the Applicant and AU. In pursuing its lease negotiations with AU, the Applicant is committed to incorporating measures that will safeguard the community and the integrity of the Seminary and its spiritual mission. These AU students will be limited to mature juniors and seniors who will be screened by the Applicant for compatibility and be subject to its community covenants and discipline, including expulsion. The AU students will also remain subject to AU’s code of conduct and be directly supervised by AU Resident Assistants living in Straughn Hall. No parking for the AU students will be provided or allowed on the Wesley Campus. The AU students will be provided security card access through a fence directly to the AU Campus which will minimize

pedestrian traffic on Massachusetts Avenue between the two campuses. Wesley will request AU to extend its campus security to the Wesley Campus.

In order to accommodate the ongoing use of the authorized, but vacant beds on the Wesley Campus, the Applicant requests the following modification (**in bold**) of Condition No. 5:

The Applicant shall provide a maximum of 172 beds during the term of the Campus Plan. **In the event any of the 49 beds currently in Straughn Hall ("Straughn Beds") are not needed to house Wesley students:**

- a. **Applicant may allow the Straughn Beds to be leased and occupied by full-time graduate students from American University;**
- b. **For the 2016-2017 academic year beginning in the fall 2016, Applicant may lease to American University the Straughn Beds for occupancy by no more than 55 full-time junior and senior AU students, including Resident Assistants; and**
- c. **No Wesley students shall be denied housing to allow for housing of non-Wesley students.**

Consistent with 11 DCMR § 3129.8, the scope of the public hearing is limited and shall not permit the Zoning Commission to revisit its original decision.

PLEASE NOTE:

- Failure of the Applicant to appear at the public hearing will subject the application or appeal to dismissal at the discretion of the Commission.
- Failure of the Applicant to be adequately prepared to present the application to the Commission, and address the required standards of proof for the application, may subject the application to postponement, dismissal, or denial.

The public hearing in this case will be conducted in accordance with the provisions of Chapter 31 of the District of Columbia Municipal Regulations, Title 11, Zoning. Pursuant to § 3117.4 of the Regulations, the Commission will impose time limits on the testimony of all individuals.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

How to participate as a party.

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3106.2.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations. If you are still unsure of what it means to participate as a party and would like more information on this, please contact the Office of Zoning at dcoz@dc.gov or at (202) 727-6311.

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status **shall file with the Commission, not less than 14 days prior to the date set for the hearing, a Form 140 – Party Status Application, a copy of which may be downloaded from the Office of Zoning's website at: <http://dcoz.dc.gov/services/app.shtm>**. This form may also be obtained from the Office of Zoning at the address stated below.

If an affected Advisory Neighborhood Commission (ANC), pursuant to 11 DCMR 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited in § 3012.5 (a) through (i). The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.

All individuals, organizations, or associations wishing to testify in this case are encouraged to inform the Office of Zoning their intent to testify prior to the hearing date. This can be done by mail sent to the address stated below, e-mail (donna.hanousek@dc.gov), or by calling (202) 727-0789.

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

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|----|----------------------------------|-------------------------|
| 1. | Applicant and parties in support | 60 minutes collectively |
| 2. | Parties in opposition | 60 minutes collectively |
| 3. | Organizations | 5 minutes each |
| 4. | Individuals | 3 minutes each |

Pursuant to § 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

Written statements, in lieu of oral testimony, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <http://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by mail to 441 4th Street, N.W., Suite 200-S, Washington, DC 20001; by e-mail to zcsubmissions@dc.gov; or by fax to (202) 727-6072. Please include the case number on your submission. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

ANTHONY J. HOOD, MARCIE I. COHEN, ROBERT E. MILLER, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.