



# ZC Case 06-11P

## Hillel at The George Washington University

### Modification of Significance

powers  
brown  
archi  
tecture



ZONING COMMISSION  
District of Columbia  
CASE NO.06-11P  
EXHIBIT NO.20A

# Summary

- Eliminated the need for three areas of zoning relief (FAR, lot occupancy, and rear yard area variances) that were approved in the Order. The lot occupancy and rear yard relief were contested in an **appeal to the DC Court of Appeals**, but subsequently affirmed.
- **Density reduced from 18,442 gfa to 14,454 gfa.**
- Revised the architectural design and materials to be more appropriate with the **revised building massing and comply with the public space restrictions** on bay window projections.
- Modified the **penthouse design** to accommodate the revised smaller building footprint. The revised penthouse will require additional special exception approval from the setback requirements. **The size and location of the penthouse is driven by the need to provide multiple enclosed stairways, elevators, and accessory space on the roof. Since the gfa has been reduced the penthouse becomes an important feature to allow for flexible gathering space.**
- Continued **GW occupancy** of 2 Floors (**reduced from 8,383 sf. to approx. 6,500 sf.**).

	ZR16 Regulations	2016 <u>Approved</u> Design Pursuant to ZC Order No. 06-11L (“Order”)	2018 <u>MODIFIED</u> Design
LOT AREA	N/A	4,575 SF	4,575 SF
HEIGHT	90 ft. max	56 ft. 1 in. +18 ft. 6 in. penthouse	46 ft. 0 in. +18 ft. penthouse
FAR	3.5 max	3.69 FAR <i>VARIANCE RELIEF GRANTED</i>	3.16 FAR
GROSS FLOOR AREA	16,0125 max	Building: 16,897 SF Penthouse: 1,545 SF Total: <b>18,442 SF</b>	Building: 13,500 SF Penthouse: 954 SF Total: <b>14,454 SF</b>
LOT OCCUPANCY	75%	93% (4,275 SF) <i>VARIANCE RELIEF GRANTED</i> <i>(appealed to, but affirmed by, the DC Court of Appeals)</i>	73.8% (3,375 SF)
PENTHOUSE SETBACK	1:1 min	Penthouse Height = 18 ft. 6 in. Penthouse Width = 26 ft. 10 in.  <u>North - along H Street:</u> 0 <i>SPECIAL EXCEPTION RELIEF GRANTED</i>  <u>East – adjacent to 23rd Street:</u> 53 ft. 1 in.  <u>South - adjacent to St. Mary’s:</u> 0 <i>SPECIAL EXCEPTION RELIEF GRANTED</i>  <u>West - adjacent to Amsterdam Hall):</u> N/A	Penthouse Height = 18 ft. Penthouse Width = 44 ft. 11 in.  <u>North - along H Street:</u> 4 ft. 8 in. and 10 ft. <a href="#">RELIEF REQUESTED</a>  <u>East – adjacent to 23rd Street:</u> 30 ft. 2 in.  <u>South - adjacent to St. Mary’s property:</u> 0 <a href="#">RELIEF REQUESTED</a>  <u>West - adjacent to Amsterdam Hall):</u> N/A
REAR YARD	15 ft. min	4 ft. <i>VARIANCE RELIEF GRANTED</i> <i>(appealed to, but affirmed by, the DC Court of Appeals)</i>	15 ft. 4 in.
PARKING	19 min	NONE PROVIDED <i>VARIANCE RELIEF GRANTED</i>	NONE PROVIDED
BICYCLE PARKING	2 long term 8 short term	N/A	3 long term spaces 8 short term spaces
LOADING	N/A	NONE	NONE
GAR	0.3 min	0.303	0.3
GW LEASED AREA		Top 2 Floors (3 <sup>rd</sup> and 4 <sup>th</sup> floors) Approx. 8,383 SF	Top 2 Floors (3rd and 4th floors) Approx. 6,500 SF

# Zoning Relief

## ZC ORDER 06-11L

- **Granted Area Variances for:**
  - **FAR** (3.69)
  - **Lot Occupancy** (93%)
  - **Rear Yard** (4 ft.)
  - **Parking** (None Provided)
- **Granted Special Exception for:**
  - **Penthouse Setbacks**

## PROPOSED MODIFICATION

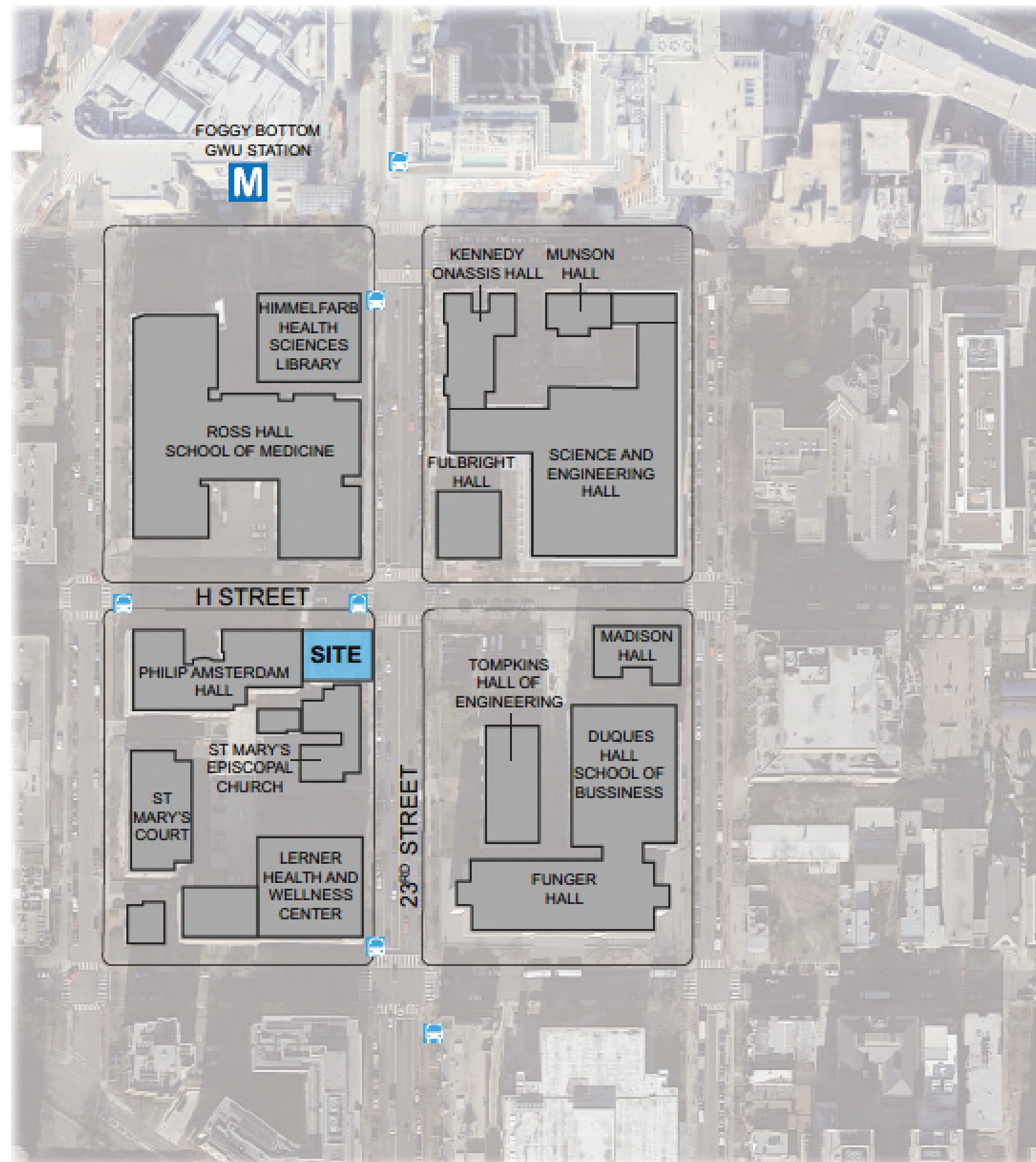
- Area Variances *no longer needed* for:
  - FAR (3.16)
  - Lot Occupancy (75%)
  - Rear Yard (15 ft. 4 in.)
- Area Variance still applies for parking
- **Requesting additional Special Exception relief for:**
  - **Penthouse Setbacks**

# Outreach

- West End Citizens Association (WECA)
- St. Mary's Episcopal Church
- Fully Executed Construction Management Agreement
- ANC 2A



# Hillel: 2300 H Street, NW





EXISTING SITE PHOTOS

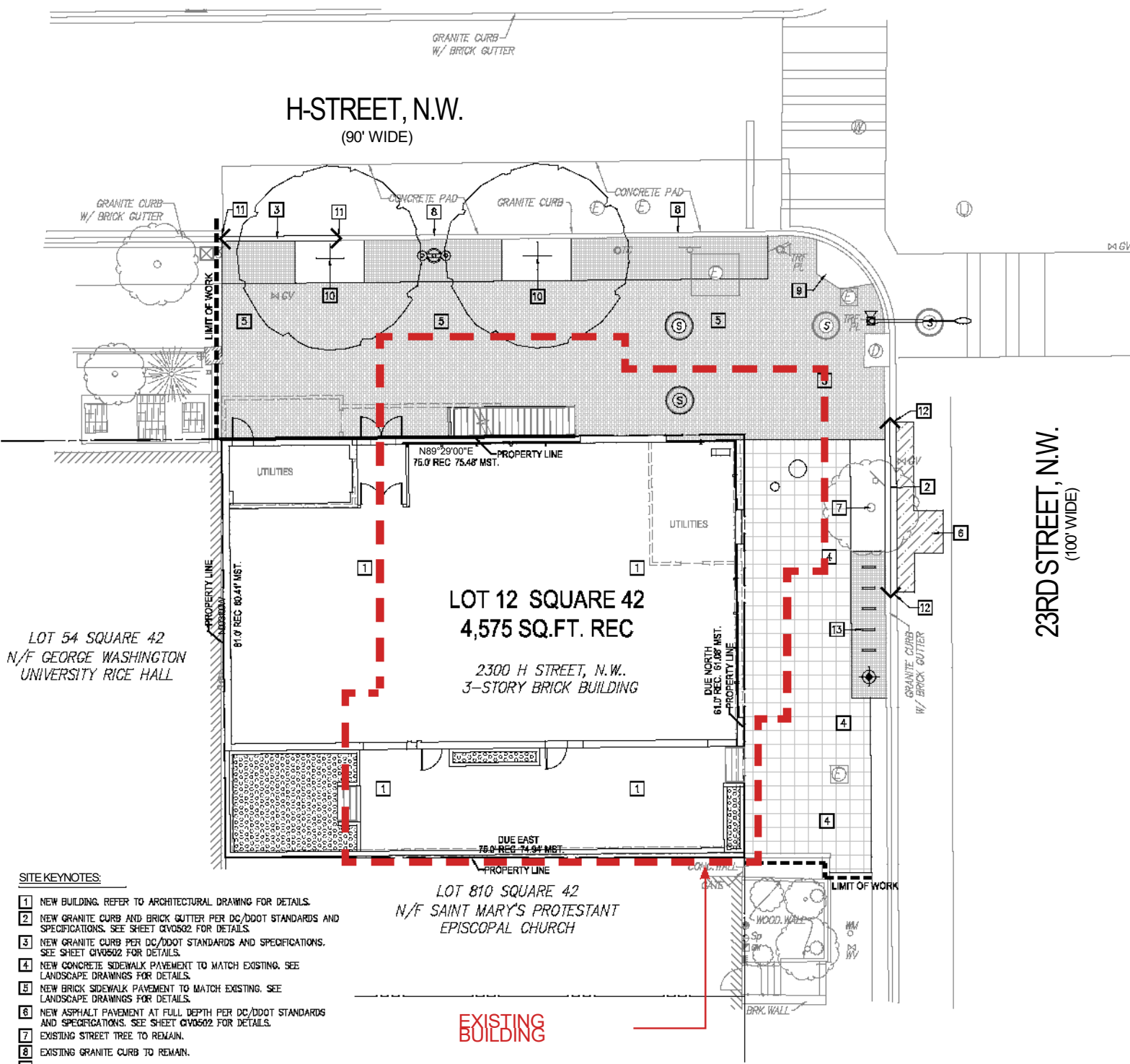
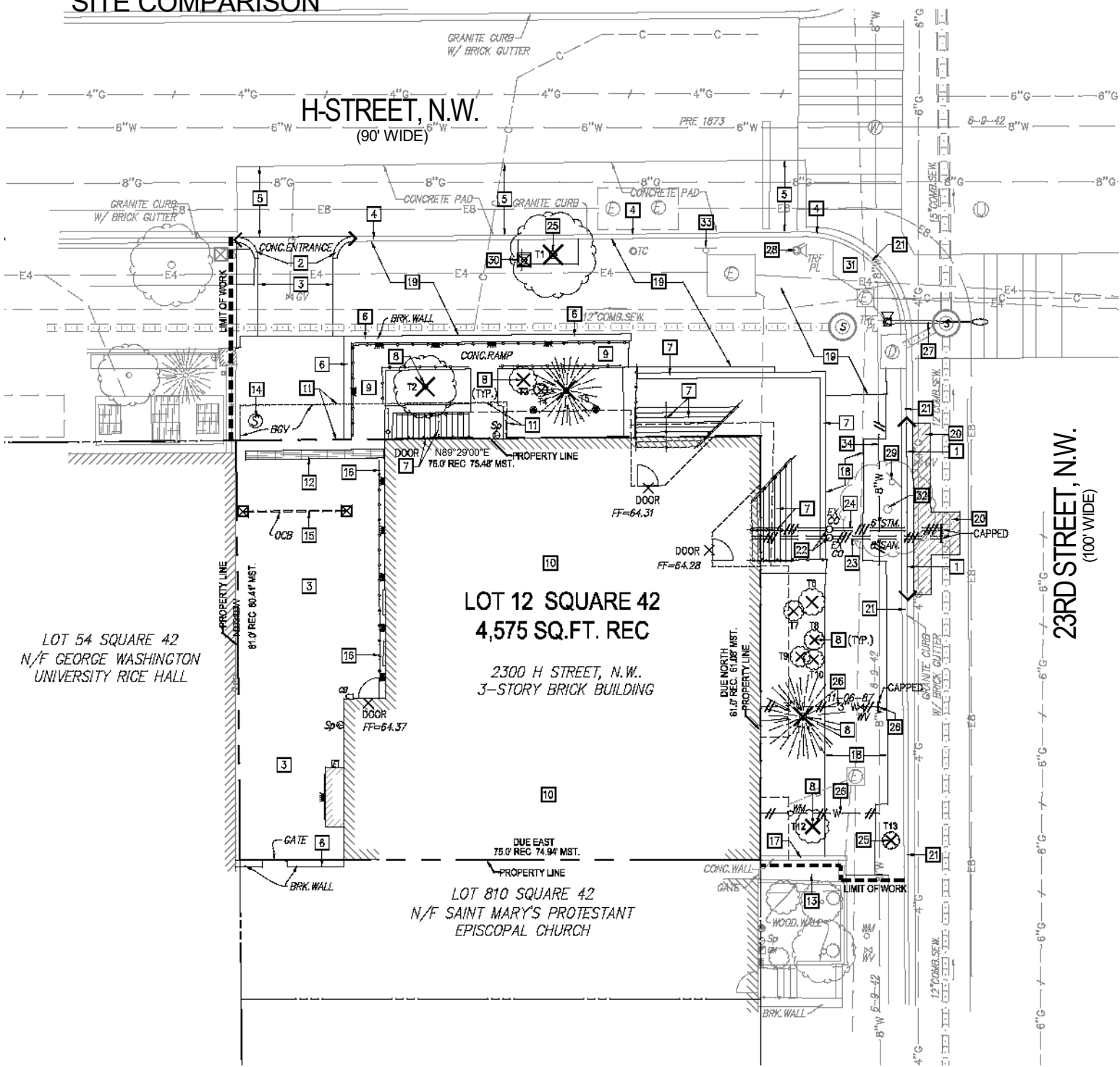


A-04  
REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTO REALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

**2300 H STREET**  
a project for  
**GW HILLEL**



SITE COMPARISON



SITE KEYNOTES:

- 1 NEW BUILDING. REFER TO ARCHITECTURAL DRAWING FOR DETAILS.
- 2 NEW GRANITE CURB AND BRICK GUTTER PER DC/DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET CIV0502 FOR DETAILS.
- 3 NEW GRANITE CURB PER DC/DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET CIV0502 FOR DETAILS.
- 4 NEW CONCRETE SIDEWALK PAVEMENT TO MATCH EXISTING. SEE LANDSCAPE DRAWINGS FOR DETAILS.
- 5 NEW BRICK SIDEWALK PAVEMENT TO MATCH EXISTING. SEE LANDSCAPE DRAWINGS FOR DETAILS.
- 6 NEW ASPHALT PAVEMENT AT FULL DEPTH PER DC/DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET CIV0502 FOR DETAILS.
- 7 EXISTING STREET TREE TO REMAIN.
- 8 EXISTING GRANITE CURB TO REMAIN.
- 9 EXISTING HANDICAP RAMP TO REMAIN.
- 10 EXISTING SIDEWALK TREE. SEE LANDSCAPE DRAWINGS FOR DETAILS.
- 11 LIMIT OF NEW GRANITE CURB.
- 12 LIMIT OF NEW GRANITE CURB AND BRICK GUTTER. REFER TO SHEET CIV0502 FOR DETAILS.
- 13 NEW BICYCLE RACK PER DDOT STANDARDS AND SPECIFICATIONS.

NOTE:

- 1. EXISTING MANHOLE AND VAULT TOP (SEWER/ WATER/ GAS/ TELEPHONE/ ELECTRIC) TO BE ADJUSTED (IF REQUIRED) TO MATCH PROPOSED GRADE.

REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTO REALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

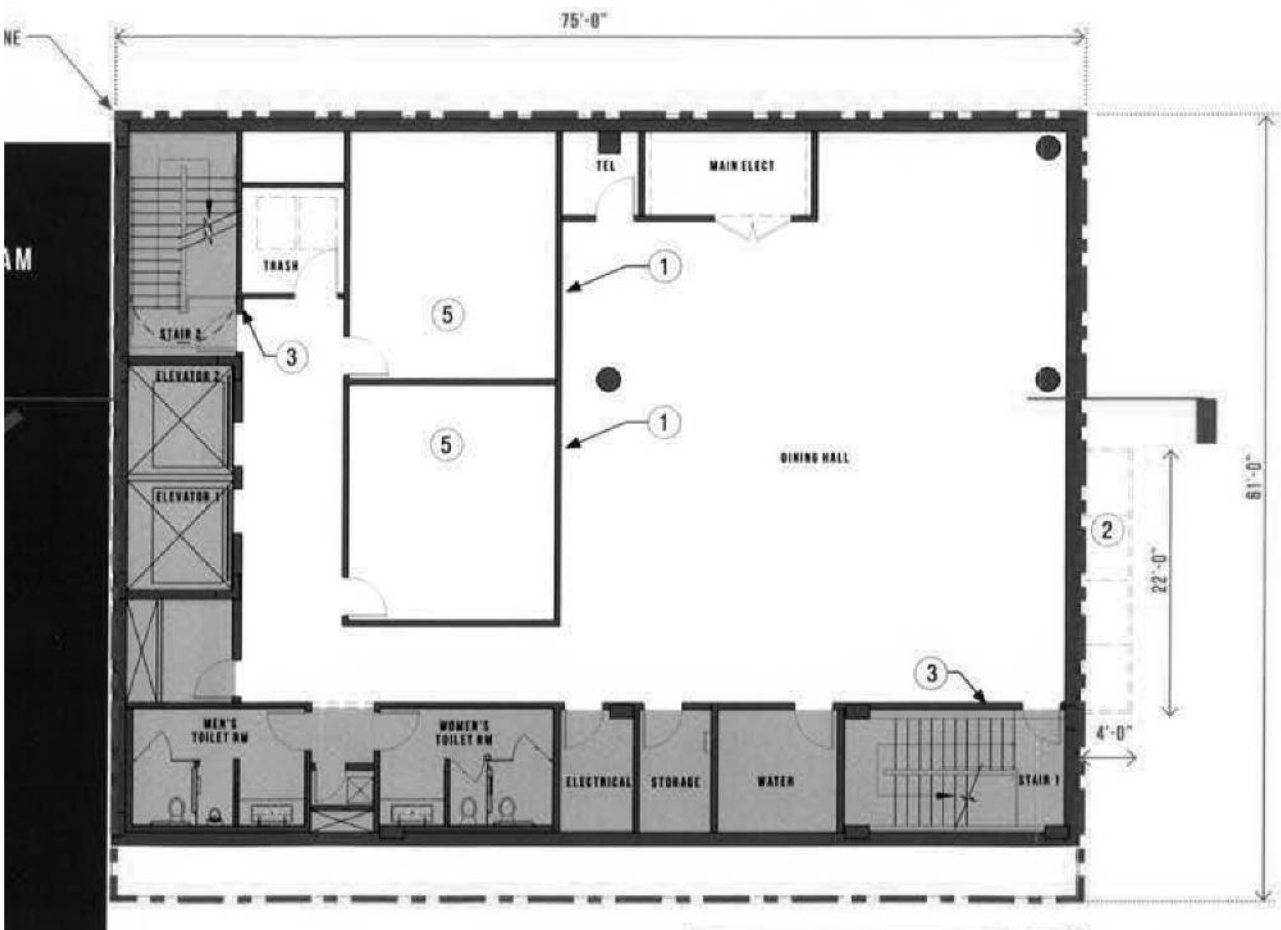
A-05

2300 H STREET  
a project for  
GW HILLEL

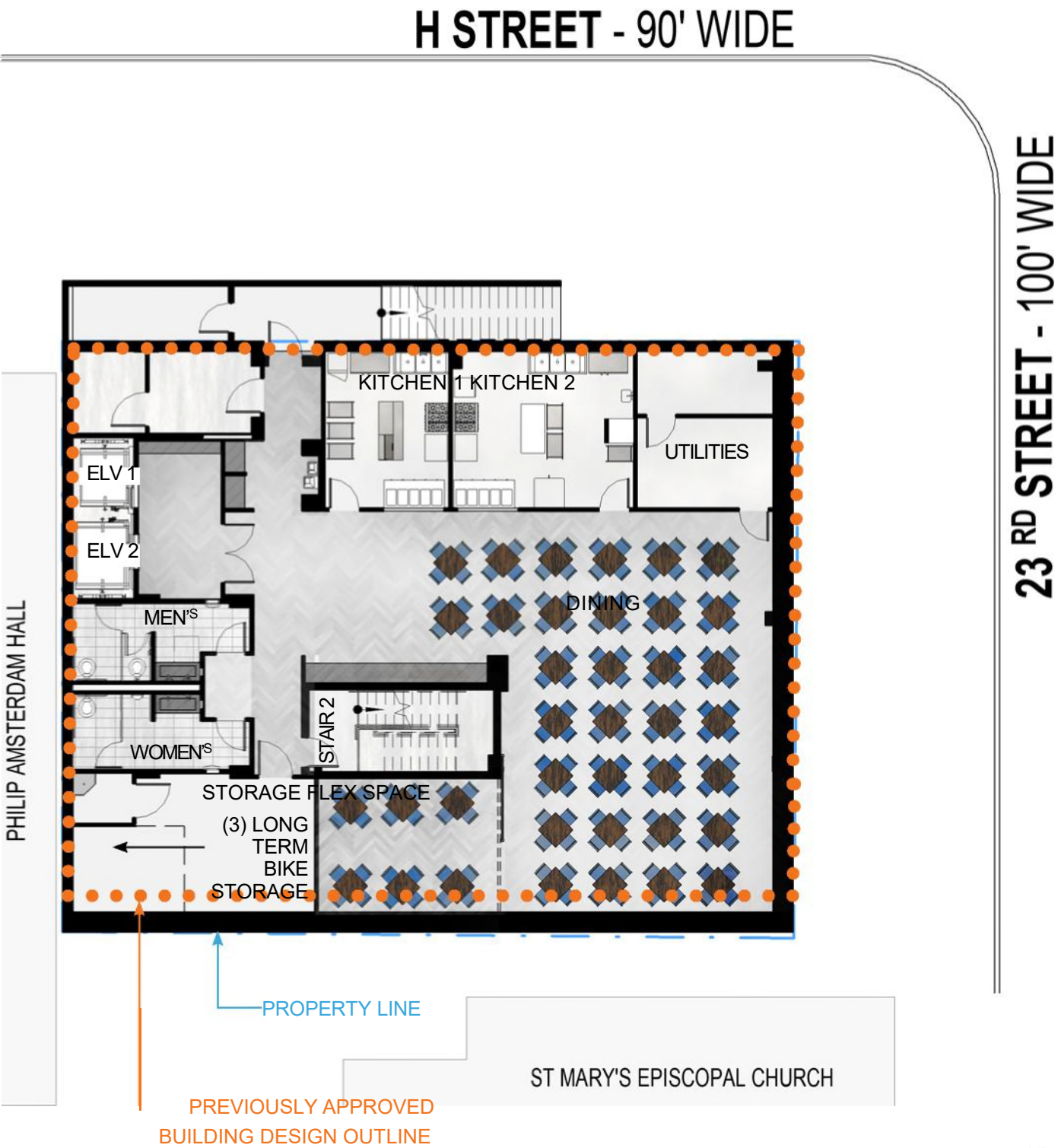
powers  
brown  
archit  
ecture



PLAN - CELLAR FLOOR



PREVIOUS DESIGN CURRENT DESIGN

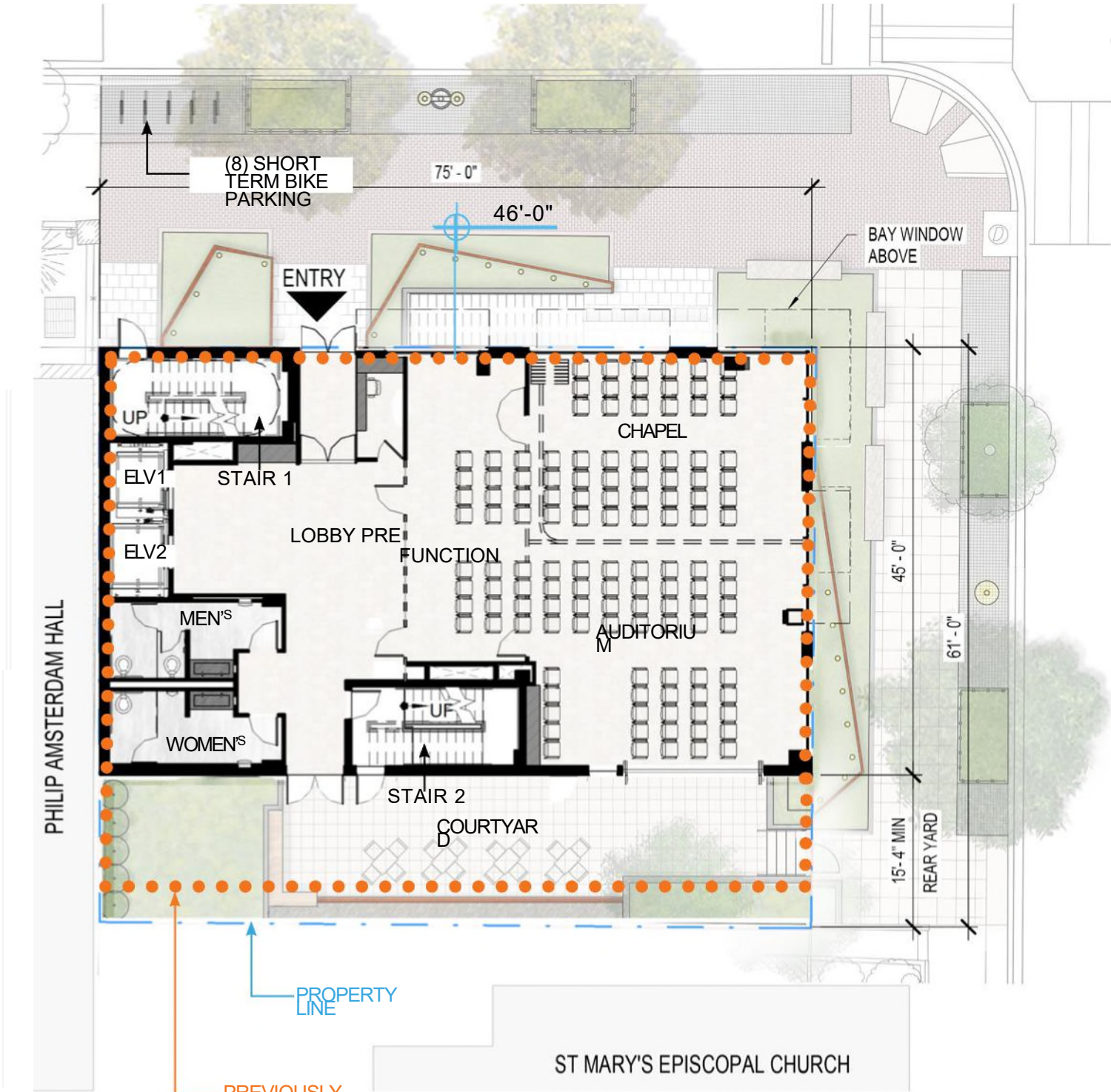
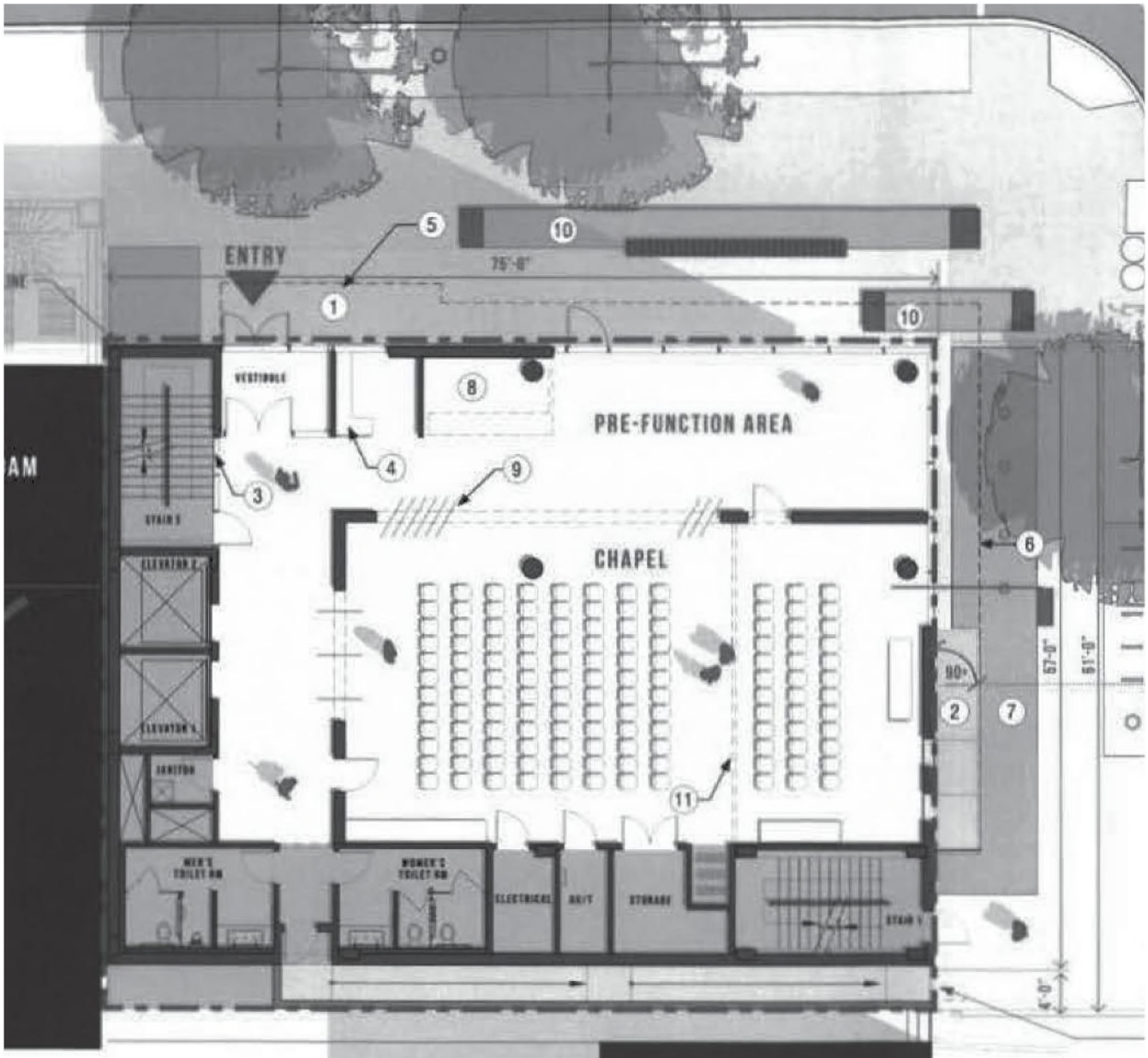


REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTO REALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

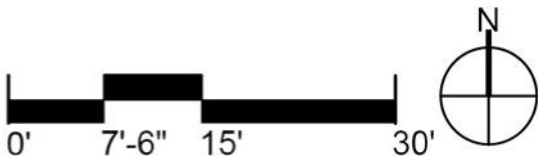
2300 H STREET  
a project for  
GW HILLEL

powers  
brown  
archit  
ecture



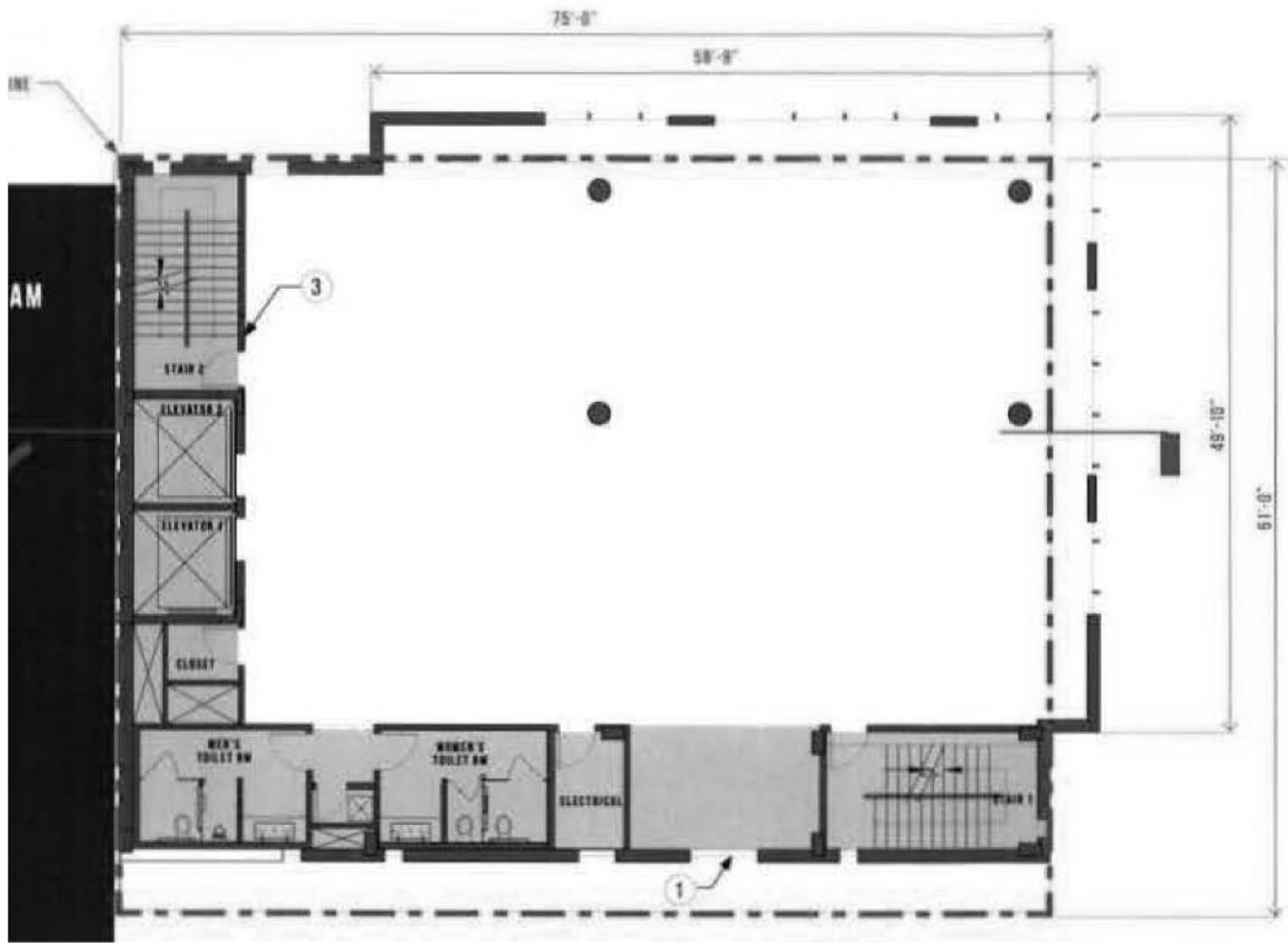


PREVIOUS DESIGN CURRENT DESIGN



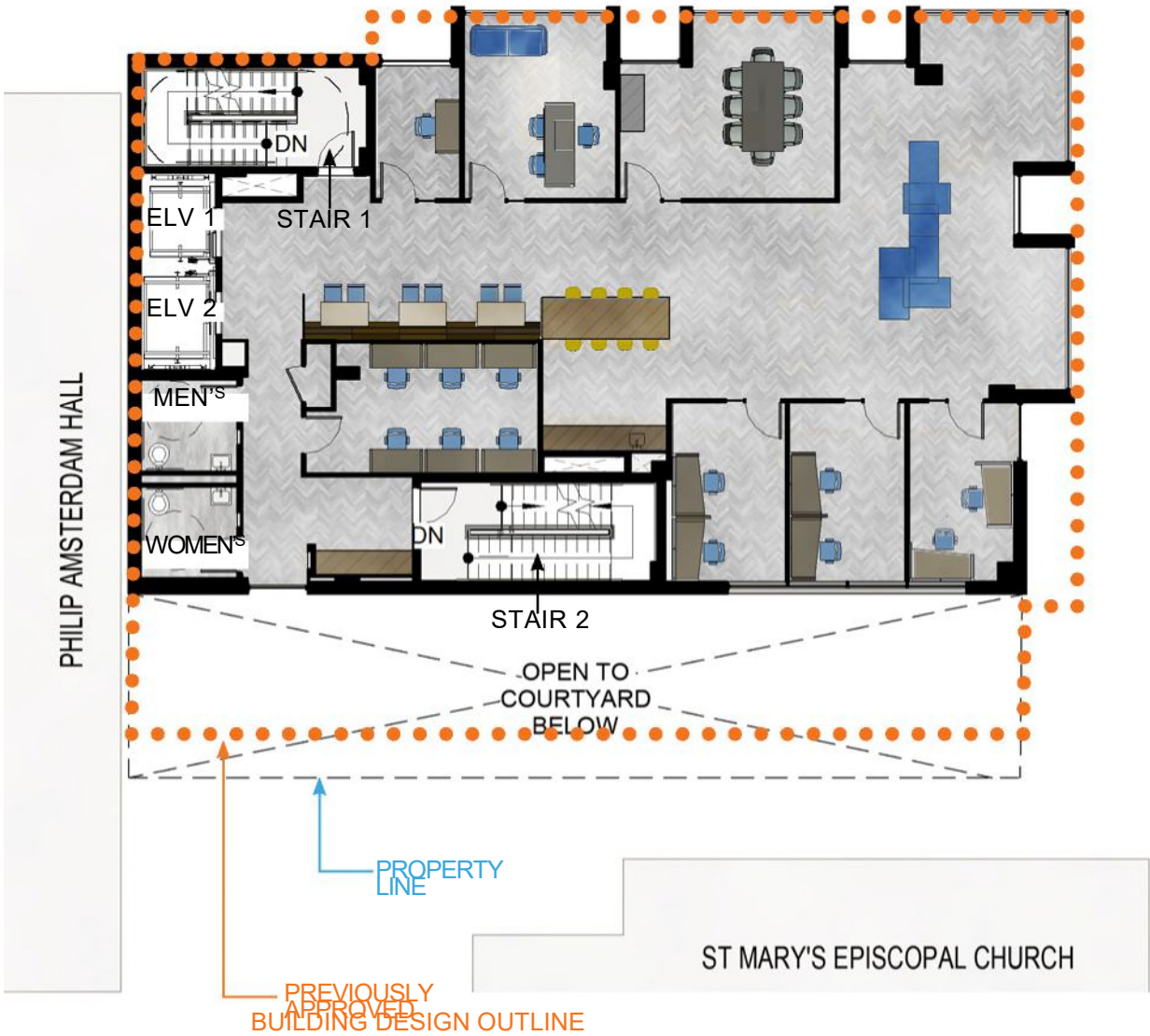
A-07  
REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTO REALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.



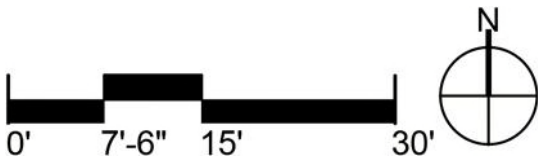


H STREET - 90' WIDE

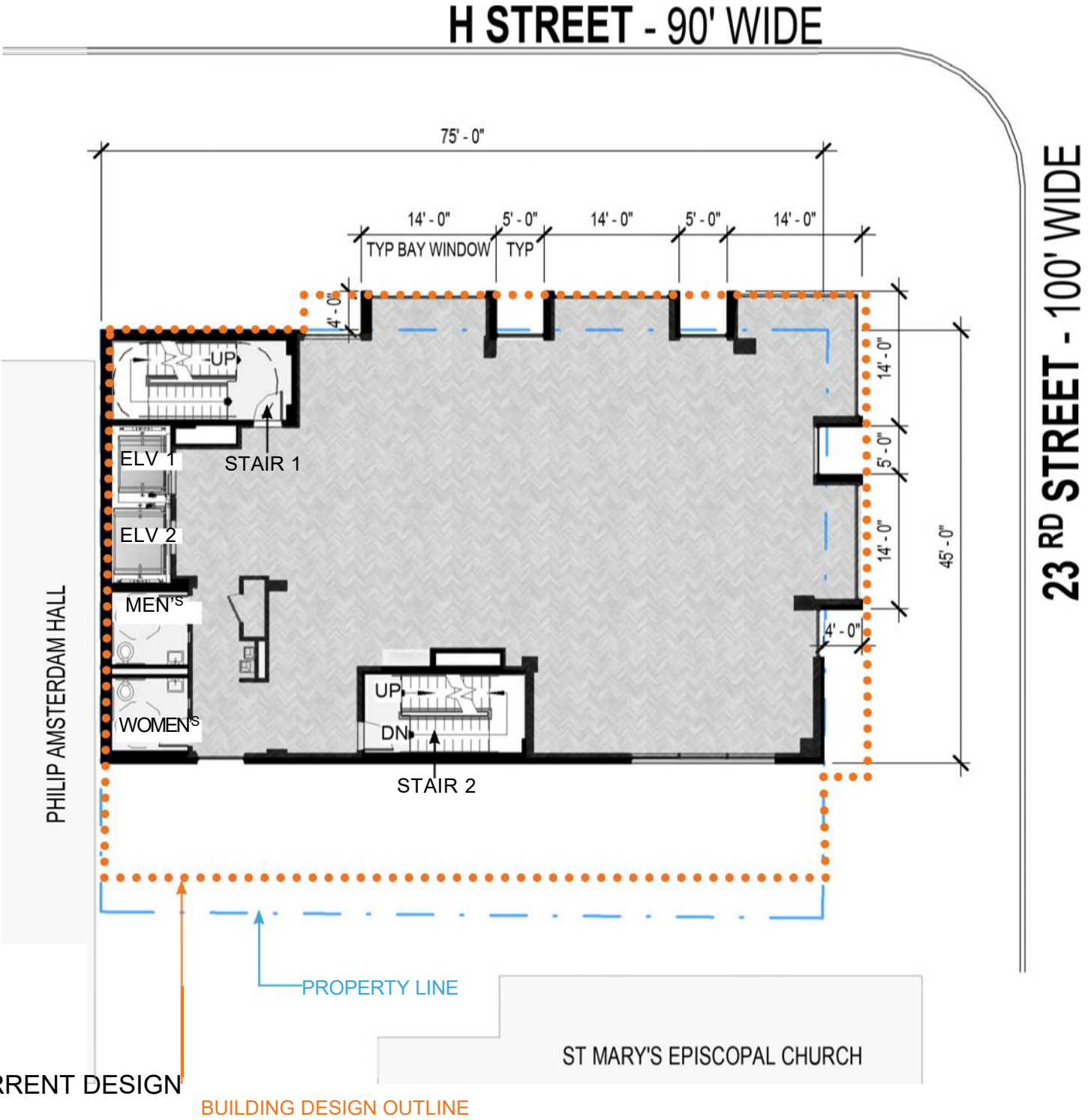
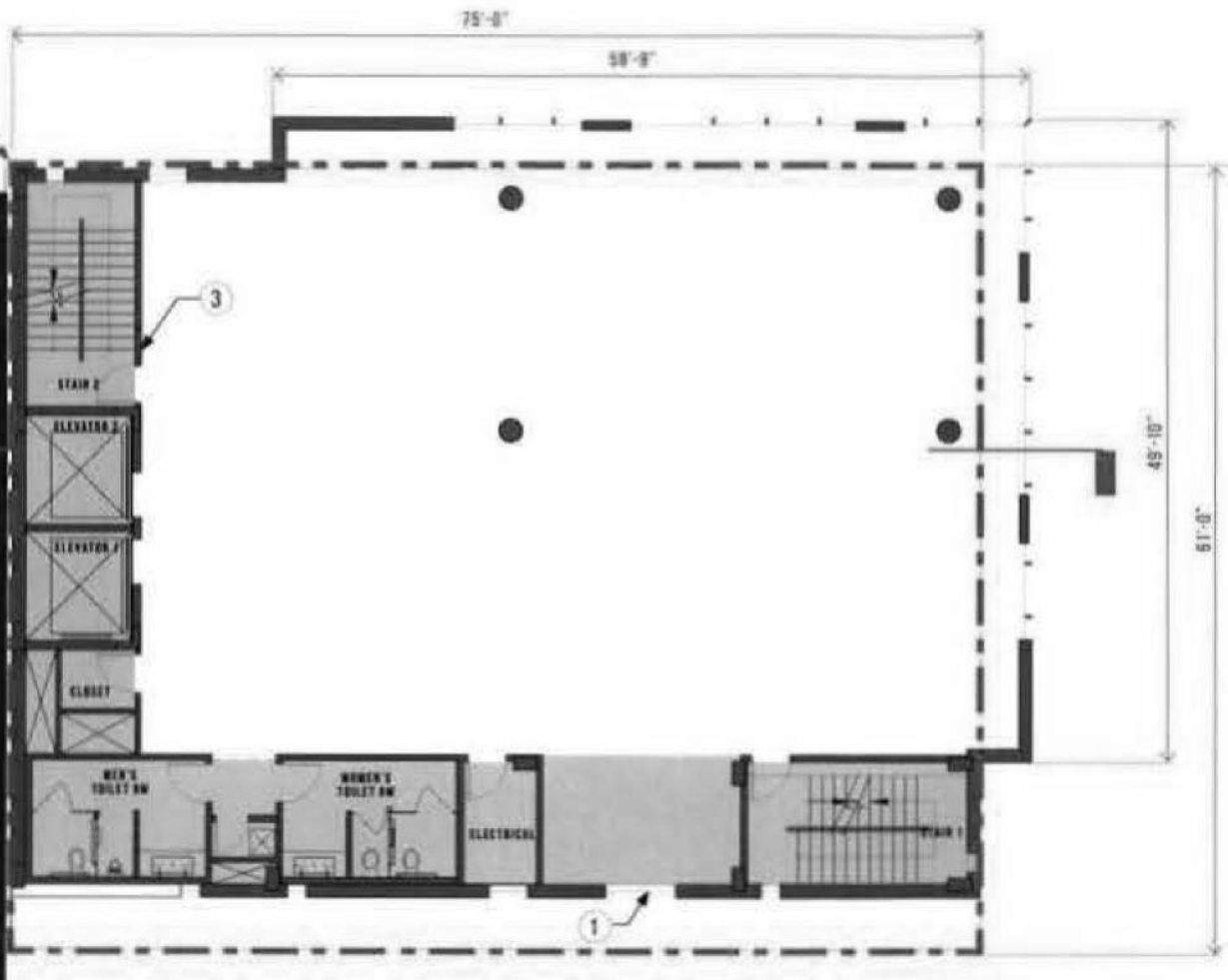
23 RD STREET - 100' WIDE



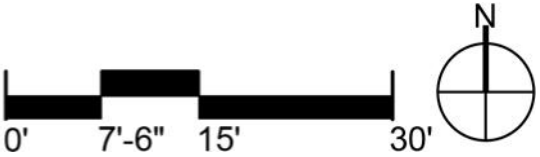
PREVIOUS DESIGN CURRENT DESIGN



REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTO REALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

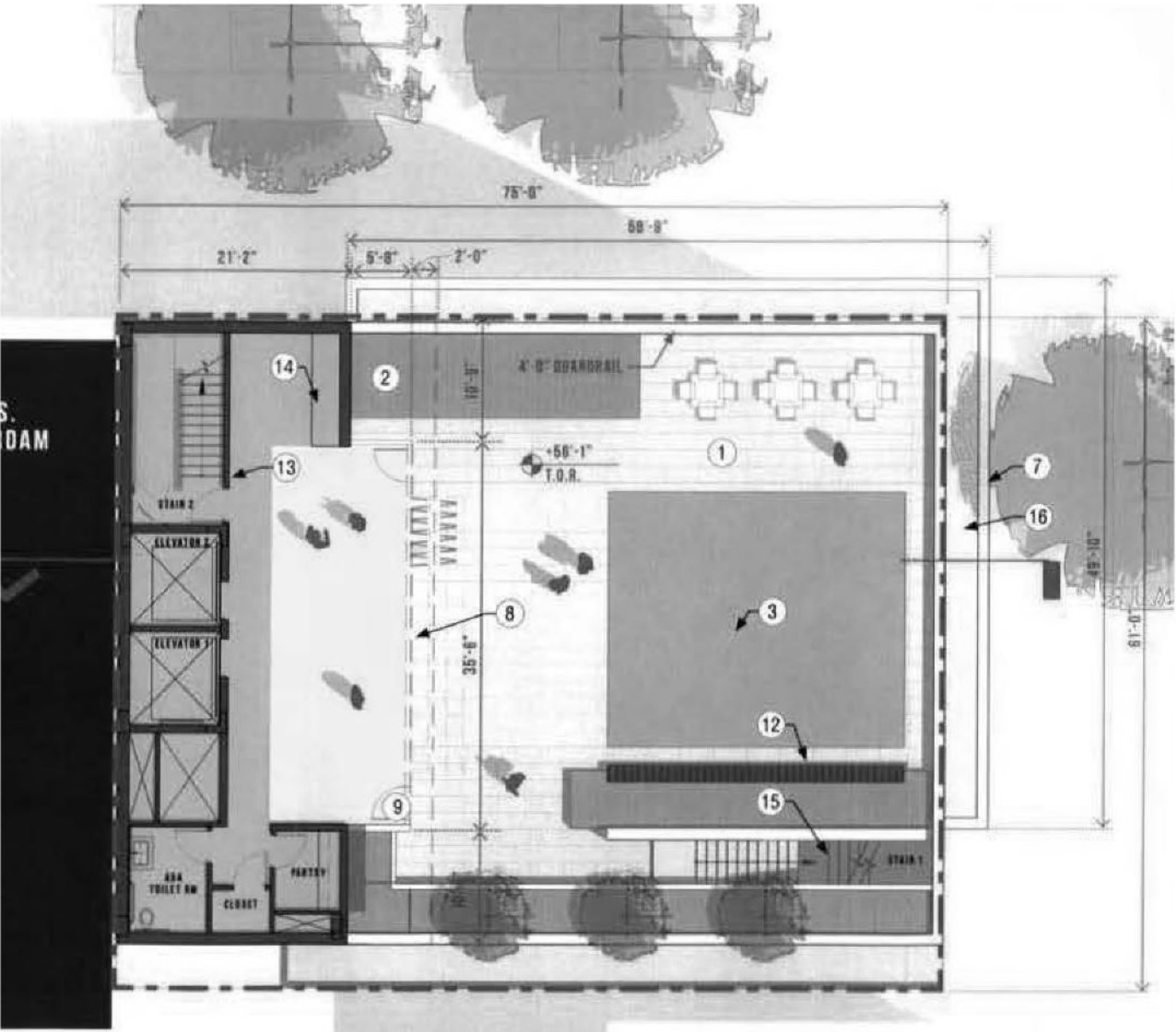


PREVIOUS DESIGN PREVIOUSLY APPROVED CURRENT DESIGN

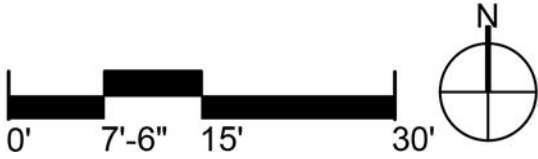
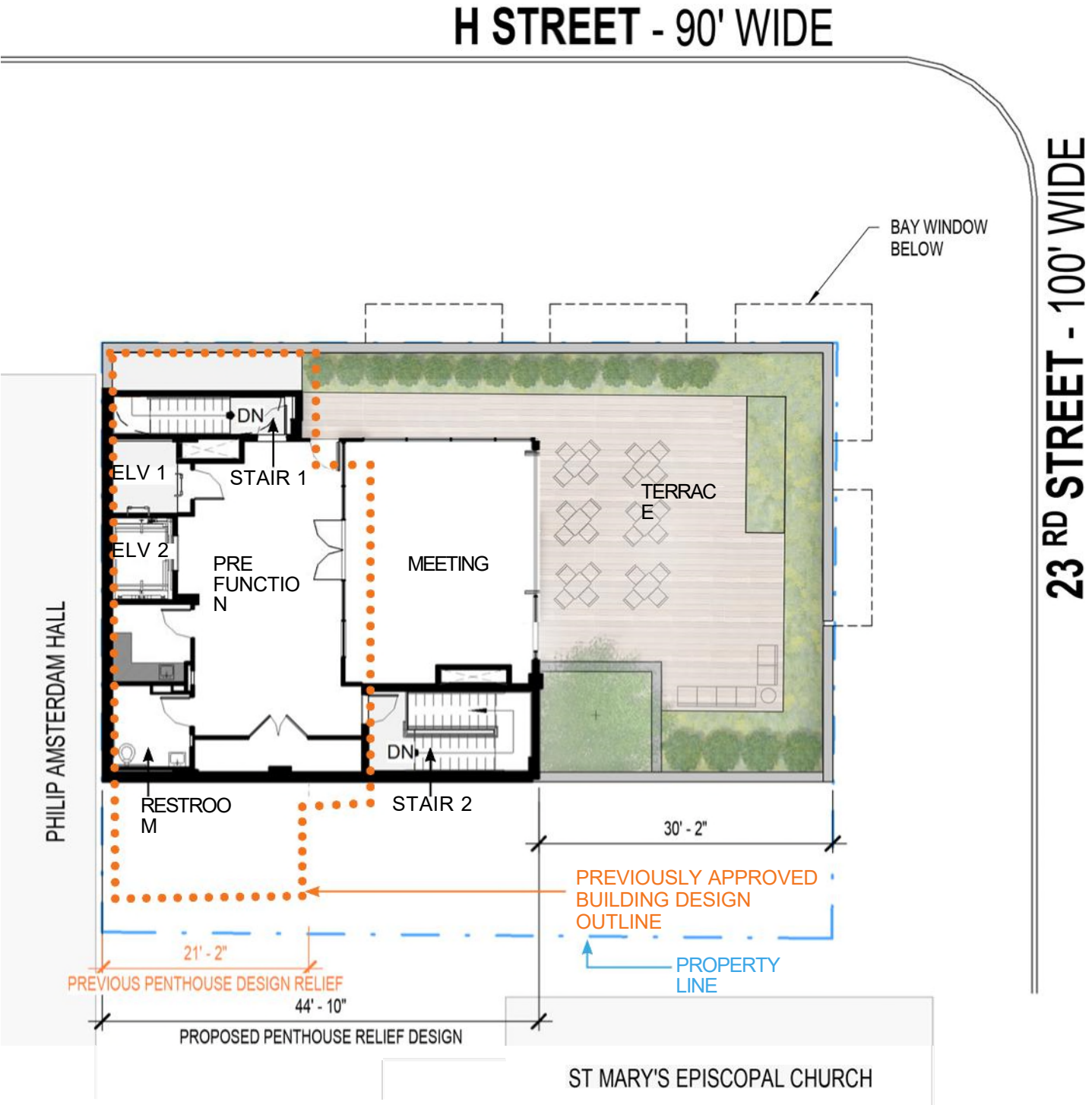


REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTO REALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.





PREVIOUS DESIGN CURRENT DESIGN



REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTO REALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

ZC ORDER 06-11L

PROPOSED MODIFICATION

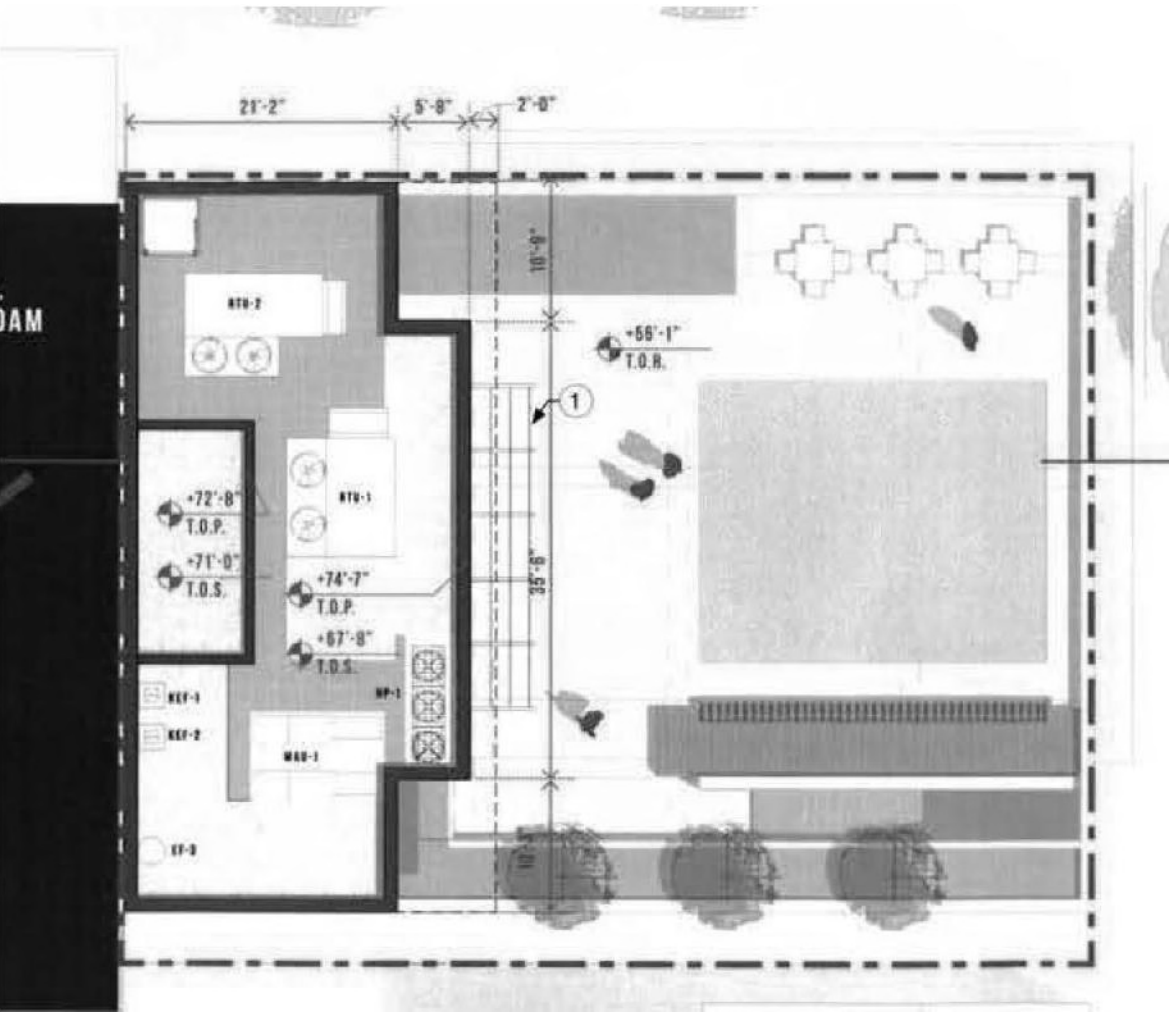
<p>Penthouse Height = 18ft. 6in. Penthouse Width = 26ft. 10in.</p> <p><u>North - along H Street: None</u> <b><u>RELIEF GRANTED</u></b></p> <p><u>East – adjacent to 23rd Street: 30ft. 2in.</u> <b><i>NO RELIEF NEEDED</i></b></p> <p><u>South - adjacent to St. Mary’s property: None</u> <b><u>RELIEF GRANTED</u></b></p> <p><u>SIDE (West - adjacent to Amsterdam Hall): None</u> <b><i>NO RELIEF NEEDED</i></b></p>	<p>Penthouse Height = 18ft. Penthouse Width = 44ft. 11in.</p> <p><u>North - along H Street: 4ft. 8in. &amp; 10ft.</u> <b><u>RELIEF REQUESTED</u></b></p> <p><u>East – adjacent to 23rd Street: 30ft. 2in.</u> <b><i>NO RELIEF NEEDED</i></b></p> <p><u>South - adjacent to St. Mary’s property): None</u> <b><u>RELIEF REQUESTED</u></b></p> <p><u>West - adjacent to Amsterdam Hall): None</u> <b><i>NO RELIEF NEEDED</i></b></p>
---	--



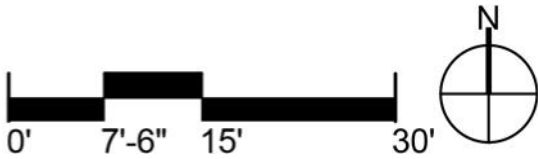
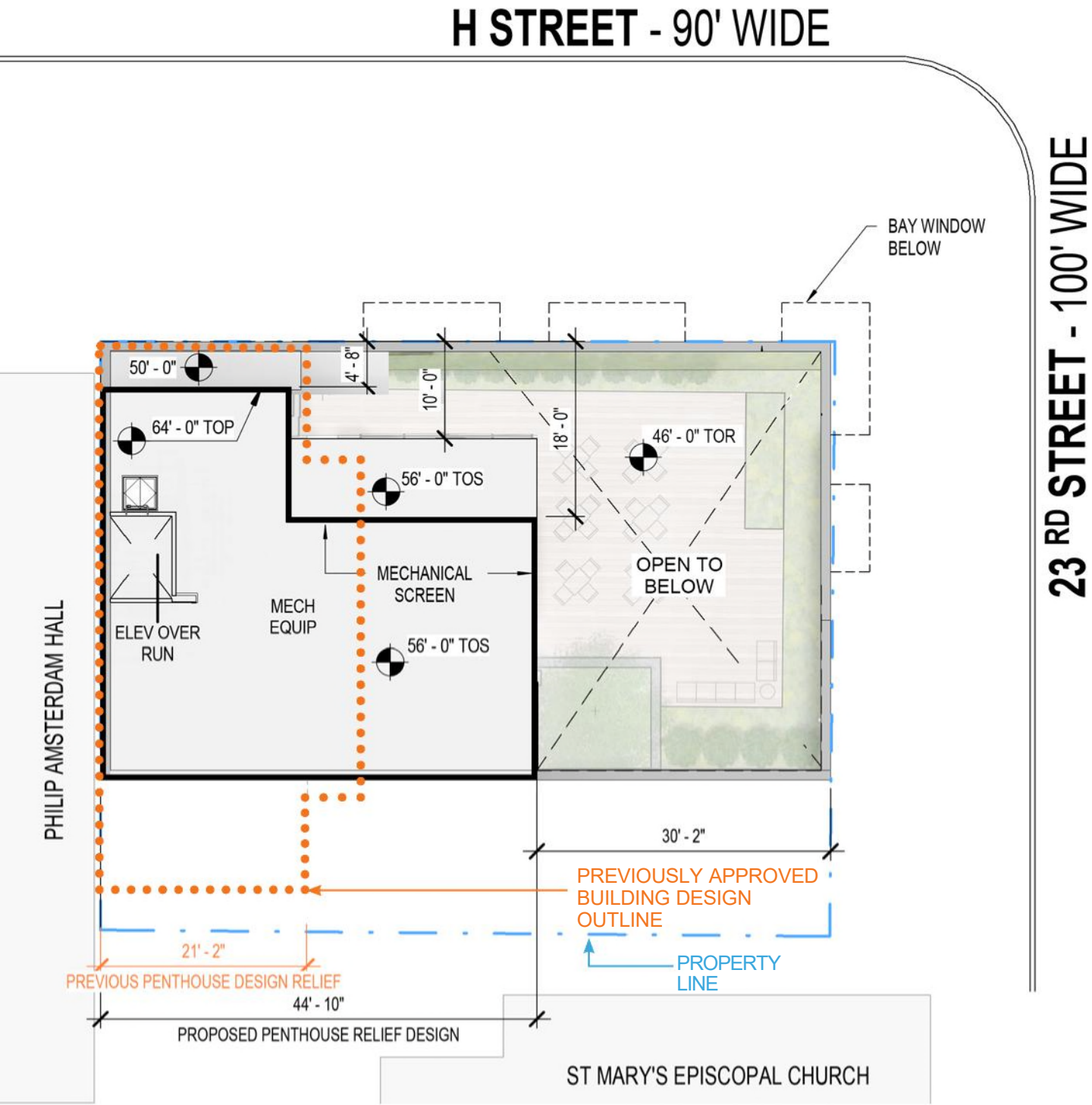
# **ADDITIONAL SPECIAL EXCEPTION RELIEF** **REQUIRED FOR PENTHOUSE SETBACK**

- The Approved Order granted penthouse setback relief from the **north wall** (closest to H Street) and **south wall** (closest to St. Mary's Church).
- Under the current Zoning Regulations, a penthouse is required to be setback one-to-one (1:1) from the north (front), east, and south (rear) walls.
- **The modified penthouse is 18 ft. in height and therefore needs to be setback 18ft. from H Street, 23<sup>rd</sup> Street and from the rear, facing the Church's property.**
- While the special exception relief for not providing the required penthouse setbacks from the north and south walls carries over from the previous approval, **the modified project requests additional penthouse setback relief from the north and south wall.** The approved penthouse was 18 ft. 6 in. in height and 26 ft. 10 in. wide. The proposed penthouse will be shorter (18 ft.), **but the footprint will be larger (44 ft. 11 in. wide).**

PLAN - PENTHOUSE



PREVIOUS DESIGN CURRENT DESIGN



REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTO REALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.