

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: *JL for* Jennifer Steingasser, Deputy Director, Development Review and Historic Preservation
DATE: July 18, 2018
SUBJECT: ZC 11-15H: Minor Modification - Howard University Central Campus Master Plan (2011)

I. SUMMARY RECOMMENDATION

Howard University (University) requested, pursuant to Subtitle Z § 703.2, a Minor Modification to ZC Order 11-15F which approved the removal of specified properties from within the Howard University Central Campus Plan boundary. The University states that the lot numbers for the Effingham Apartments were incorrectly identified and the lot number of an adjacent property was shows as one of the Effingham lot numbers. The University is also requesting the list of properties that are to be removed from the Campus Plan boundary be explicitly listed in the Decision section of the Order.

The Office of Planning (OP) recommends **approval** of the requested Minor Modification to ZC Order No. 11-15F as follows:

1. Revise references to Effingham Apartments as follows:

Effingham Apartments, 2711-2719 Georgia Avenue, NW (Square 3058, ~~Lots 833,834 and 835~~ **827, 828 and 829**);

2. Revise reference to Square 3058, Lot 833 as follows:

Corner of Georgia Avenue and Fairmont Street, NW (Square 3058, Lot 833).

3. Add a new condition No. 1 as follows:

1. The following properties are removed from the campus plan boundary:

- a. Effingham Apartments, 2711-2719 Georgia Avenue, NW (Square 3058, Lots 827, 828 and 829);
- b. Corner of Georgia Avenue and Fairmont Street, NW (Square 3058, Lot 833);
- c. Carver Hall, 211 Elm Street, NW (Square 3084, Lot 830);
- d. Slowe Hall, 1919 Third Street, NW (Square 3088, Lot 835);
- e. Parking Lot Three, Corner of Georgia Avenue and W Street, NW (Square 2875, Lots 62, 811, 934, 945, 968, 970, 972, 977, 979 and 1023, Square 2877);
- f. East Towers Parking Lot, 2251 Sherman Avenue, NW (Square 2873, part of Lot 1101);
- g. 9th and V Street Parking Lots, 9th & V Streets, NW (Square 2873, Lots 797, 976, 982, 1108, 2004, 2011 and 2033); and
- h. Florida Avenue Townhomes located at 907 and 909 Florida Avenue, NW (Square 2873, Lots 872 and 873).

II. APPLICATION AND ANALYSIS

A Minor Modification is described in Subtitle Z § 703.2 as:

703.2 *For purposes of this section, “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.*

In application ZC 11-15F the University requested that several properties be removed from the campus plan boundary and each was identified by a description, address and lot and square numbers. However, an error in the submissions referenced the incorrect lot numbers for the Effingham Apartments, Square 3058, Lots 833, 834 and 835. The correct lot numbers are Lots 827, 828 and 829. Further, Lot 833 referenced with the Effingham Apartments is in fact an adjacent property which fronts on Fairmont Avenue and not part of the apartment site. Lot 833 would continue to be removed from the campus boundary (See Attachment 1).

The list of properties to be removed from the campus plan boundary are listed in the Findings of Facts and referenced in the Decision portion of the Order. The Zoning Commission in the Decision state “. . . the Zoning Commission for the District of Columbia **ORDERS APPROVAL** of the Application subject to the following conditions:” The University is requesting that the Decision portion of the Order be amended to explicitly list the properties to be removed for the campus plan boundary. The Decision section would be amended to include a new Condition #1 as noted above.

