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November 6, 2024

**BY IZIS**

Mr. Anthony J. Hood, Chairman  
D.C. Zoning Commission  
One Judiciary Square  
441 4th Street, N.W.  
Second Floor  
Washington, D.C. 20001

Re: Applicant's Supplemental Pre-Hearing Submission  
Z.C. Case No. 24-09  
Petition for Text Amendments to Subtitle C, §1006.6(c) and  
Subtitle X, §101 ("Petition")

Dear Chairman Hood and Members of the Commission:

On behalf of The Wesley Theological Seminary of The United Methodist Church ("Wesley"), we respectfully submit this Supplemental Pre-Hearing Submission. As a result of ongoing and productive negotiations with ANC 3E, Wesley agreed to submit the proposed minor revision below to Subtitle X, §101.5 for Commission consideration. This proposed revision is intended to clarify, but not change the substance of the proposed text amendment.

**PROPOSED REVISION REQUESTED BY ANC 3E**

**Add new provision 11-X DCMR § 101.5**

101 CAMPUS PLANS

101.3 Any commercial use customarily incidental to a university use in an R, RF, or RA zone, or as an adjunct use to a university building, shall be subject to the following conditions:

- (a) There shall be a demonstrated and necessary relationship between the use and the university functions;
- (b) The total floor area of all commercial uses, including basement or cellar space, shall occupy no more than ten percent (10%) of the gross floor area of the total campus plan floor area; and

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- (c) The commercial use shall be located so that it will not become objectionable to non-university residential neighbors due to hours of operation, noise, parking, loading, lighting, trash, or other operational characteristics that are not customarily associated with a residential use.

101.4 The campus plan process shall not serve as a process to create general commercial activities or developments unrelated to the educational mission of the applicant or that would be inconsistent with the Comprehensive Plan.

101.5 A ~~dormitory~~ purpose built student housing building providing housing exclusively for Wesley Theological Seminary and American University students, faculty, and staff on Square 1600, Lot 819 shall not be subject to the commercial activity restrictions in this Section if approved by the Zoning Commission as part of a campus plan.

Thank you for the Commission's assistance with this Petition.

Very truly yours,

GREENSTEIN DELORME & LUCHS, P.C.



John Patrick Brown, Jr.



Lyle M. Blanchard

## **CERTIFICATE OF SERVICE**

I hereby certify that on November 6, 2024, the foregoing Applicant's Supplemental Pre-Hearing Submission was filed in IZIS and delivered via electronic mail to the following:

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Note: As a courtesy, the Certificate of Service includes all the Parties in the related Z.C. Case No. 23-08(1).