



David M. Avitabile  
davitabile@goulstonstorrs.com  
(202) 721-1137

Lee S. Templin  
ltemplin@goulstonstorrs.com  
(202) 721-1153 (Tel)

September 16, 2025

**VIA IZIS**

Mr. Anthony J. Hood, Chairperson  
District of Columbia Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> Street, NW, Suite 200-S  
Washington, DC 20001

Re: **Z.C. Case No. 87-23A – Application of The George Washington University (“University”) for a Modification with Hearing of the Planned Unit Development Approved in Z.C. Order No. 563 (“Application”) for 2001 Pennsylvania Avenue, NW (Square 78, Lot 853) (the “Property”)**

Dear Chairperson Hood and Members of the Commission:

On behalf of the University, we hereby submit this modification with hearing application to the Planned Unit Development approved in Z.C. Order No. 563 (“**Approved PUD**”). This application seeks to modify the Approved PUD to (a) allow for university use in the building, and (b) approve new building signage (the “**Project**”).

Enclosed are the following application materials:

<u>Exhibit A</u>	Architectural Plans and Materials;
<u>Exhibit B</u>	Appendix of Prior Zoning Commission Orders;
<u>Exhibit C</u>	Agent Authorization Letter and Application Form;
<u>Exhibit D</u>	Certificate of Notice and Notice of Intent to File a Zoning Application;
<u>Exhibit E</u>	Certificate of Compliance with Subtitles X and Z of the Zoning Regulations;
<u>Exhibit F</u>	List of Property Owners within 200 feet of the Subject Property;
<u>Exhibit G</u>	List of Publicly Available Maps and Information;
<u>Exhibit H</u>	Comprehensive Plan and Racial Equity Analysis;
<u>Exhibit I</u>	Retail Vacancy Map;
<u>Exhibit J</u>	Surveyor’s Plat; and
<u>Exhibit K</u>	Zone Map.

ZONING COMMISSION  
District of Columbia  
CASE NO. 87-23A  
EXHIBIT NO. 2

Under separate cover, the requisite filing fee in the amount of \$520 and hard copies of pre-printed mailing labels are being delivered to the Office of Zoning concurrent with the filing of this application.

The Applicant respectfully asks the Commission to schedule, at its earliest convenience, this Application for public meeting consideration to be set down for a public hearing.

Please do not hesitate to contact David Avitabile at 202-721-1137 or Lee Templin at 202-721-1153 if you have any questions regarding the Application. We look forward to the Commission's consideration of this matter at an upcoming public meeting.

Respectfully Submitted,

/s/ David M. Avitabile  
David M. Avitabile

/s/ Lee S. Templin  
Lee S. Templin

Enclosures

## **Certificate of Service**

I certify that on September 16, 2025, I delivered a copy of the foregoing document and attachments via e-mail or first-class mail to the addresses listed below.

Jennifer Steingasser  
Joel Lawson  
D.C. Office of Planning  
jennifer.steingasser@dc.gov  
joel.lawson@dc.gov

Erkin Ozberk  
District Department of Transportation  
erkin.ozberk1@dc.gov

Advisory Neighborhood Commission 2A  
2A@anc.dc.gov

Jim Malec, SMD 2A08  
2A08@anc.dc.gov

Advisory Neighborhood Commission 2C  
2C@anc.dc.gov

Arts Club of Washington  
2017 I Street, NW  
Washington, DC 20006

Pepperdine University  
24255 Pacific Coast Hwy  
Malibu, CA 90263-3999

/s/ Lee S. Templin

Lee S. Templin