

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 445C
Z.C. Case No. 84-17A
Minshall Stewart Properties
(Minor Modification to the Approved Plans
for 2001 L Street, N.W., Square 100, Lot 120)
June 25, 2012

Pursuant to notice, a public meeting of the Zoning Commission for the District of Columbia (“Commission”) was held on June 25, 2012. At the meeting, the Commission approved an application of Minshall Stewart Properties (“Applicant”) for a modification to the approved plans for the property consisting of Lot 120 in Square 100 (“Property”), which is within the boundaries of the Lafayette Center Planned Unit Development (“PUD”). Because the modification was deemed minor, a public hearing was not conducted. The Commission determined that this modification request was properly before it under § 3030 of the Zoning Regulations.

FINDINGS OF FACT

Pursuant to Z.C. Order No. 445, dated December 10, 1984 (“Order”), a 10-story office and retail building was constructed at 2001 L Street, N.W. (“Building”).

By letter dated June 11, 2012, the Applicant requested changes to the existing building in order to infill an existing three-story arcade and related improvements. (Exhibit [“Ex.”] 1.) The Applicant attached plans showing its proposed modifications. The plans showed the Applicant proposes to infill the existing arcade and improve the Building’s commercial office and retail spaces. (Ex. 1, Tab A.) The plans further show the Applicant’s proposed modifications to the Building’s elevations, and the materials for the changes. (*Id.*)

The proposed changes do not impact the overall design that was originally approved by the Commission. Rather, they are minor changes driven by the tenant needs and market demands as well as an effort to bring the office lobby and retail entrances out to the street to activate the public realm, and they are consistent with the purposes and intent of the original approval.

The Applicant served the modification request on Advisory Neighborhood Commission (“ANC”) 2A as well as the Office of Planning. ANC 2A filed a report in support of the modification. The Office of Planning did not submit a report but indicated it had no objection to the application at the public meeting.

On June 25, 2012, at its regular monthly meeting, the Commission reviewed the application as a Consent Calendar matter pursuant to 11 DCMR § 3030 and granted approval of the application for modification to the approved plans.

The finds that the requested modification is of little consequence to the approved design as a whole, and further finds that approval of the modification is appropriate and not inconsistent with its original approval.

CONCLUSIONS OF LAW

Upon consideration of the record in this application, the Commission concludes that the proposed modification is minor and consistent with the intent of the previously approved Zoning Commission Order No. 445. Furthermore, the Commission concludes that its decision is in the best interest of the District of Columbia and is consistent with the intent and purpose of the Zoning Regulations, and is not inconsistent with the Comprehensive Plan.

The Commission also concludes that the modification is of little or no consequence, and is therefore appropriate for consideration on the Consent Calendar, without a public hearing. (11 DCMR § 3030.2.)

DECISION

In consideration of the Findings of Fact and Conclusions of Law herein, the Zoning Commission for the District of Columbia hereby **ORDERS APPROVAL** of the application for a modification of approved plans to allow the modifications as shown on the plans included with the application.

On June 25, 2012, upon the motion of Vice Chair Cohen, as seconded by Chairman Hood, the Zoning Commission **ADOPTED** this Order at its public meeting by a vote of **4-0-1** (Anthony J. Hood, Marcie I. Cohen, Michael G. Turnbull, and Peter G. May to adopt; third Mayoral appointee position vacant, not voting).

In accordance with the provisions of 11 DCMR § 3028.8, this Order shall become final and effective upon publication in the *D.C. Register*, that is, on August 31, 2012.



ANTHONY J. HOOD
CHAIRMAN
ZONING COMMISSION



SARA A. BARDIN
DIRECTOR
OFFICE OF ZONING