

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Zoning Commission



November 9, 2015

ANC 3E  
c/o Lisner-Louise-Dickson-Hurt Home  
Suite 219  
5425 Western Avenue, N.W.  
Washington, D.C. 20015

Commissioner Jonathan Bender  
ANC/SMD 3E03  
4411 Fessenden Street N.W.  
Washington, D.C. 20016

**Re: Z.C. Case No. 15-30 (Georgetown Day School, Inc. – Consolidated PUD & Related Map Amendment @ Various Lots in Squares 1672, 1673, and 1733)**

Dear ANC Chair & ANC/SMD Commissioners:

Pursuant to D.C. Official Code § 1-309.10 (b), the Zoning Commission for the District of Columbia hereby gives you notice of the receipt of an application from Georgetown Day School, Inc. (the “Applicant”) for approval of a consolidated planned unit development (“PUD”) and related map amendment to property located in the northwest quadrant of the District at 4748, 4750, and 4800 Wisconsin Avenue, N.W.; 4200 and 4203 Davenport Street, N.W.; 4219 Chesapeake Street, N.W.; 4228 Ellicott Street, N.W.; and 4852 42<sup>nd</sup> Street N.W. Please note that this case was filed electronically through the Interactive Zoning Information System (“IZIS”). You can access and file your report for this case through IZIS at <http://app.dcoz.dc.gov>.

Pursuant to D.C. Official Code § 1-309.10(d)(2), the Zoning Commission must wait 30 days, excluding Saturdays, Sundays, and holidays before it can make its decision on this application. However, as a practical matter, the Commission cannot make a decision that soon, because it must first hold a public hearing and the National Capitol Planning Commission is thereafter given thirty days to review the application.

You will also receive notice of the hearing date at least 40 calendar days in advance. If your ANC wishes to participate as a party, then the written report must be received no later than seven days prior to the hearing date and contain the information required by 11 DCMR § 3012.5. Form 129 – Advisory Neighborhood Commission (ANC) Report, which is attached for your convenience, is the preferred mechanism to complete this Report. In the alternative, you can review § 3012.5, which states the required information for the written report, a copy of which is included at the bottom of this letter. Any written report received prior to the close of the record in this case that contains that information will be given “great weight.”

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Great weight does not mean that the Zoning Commission must defer to an ANC's view, but instead requires acknowledgement of the ANC as the source of the recommendations and explicit reference to each of the ANC's issues and concerns. It is therefore important that the written report not only indicate whether the ANC supports or opposes the application, but that it also identify each issue and concern that led to the recommendation made.

If your ANC has not received a courtesy copy of the application from the Applicant, please notify us so we can assist you in obtaining a copy. If you have any questions, please do not hesitate to contact me at (202) 727-6311.

Sincerely,



Sharon S. Schellin  
Secretary to the Zoning Commission  
Attachment

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## 11 DCMR 3012.5

3012.5 If an Advisory Neighborhood Commission (ANC) wishes to participate in a contested case under § 3022, the ANC shall file a written report with the Zoning Commission at least seven (7) days in advance of the hearing. In a rulemaking under § 3021, there shall be no filing deadline as long as the record in that case is open. All written reports shall contain the following:

- (a) An identification of the application or petition;
- (b) When the public meeting of the ANC to consider the application or petition was held;
- (c) Whether proper notice of that meeting was given by the ANC;
- (d) The number of members of the ANC that constitute a quorum and the number of members present at the meeting;
- (e) The issues and concerns of the ANC about the application or petition, as related to the standards against which the application or petition shall be judged;
- (f) The recommendation, if any, of the ANC as to the disposition of the application or petition;
- (g) The vote on the motion to adopt the report to the Commission;
- (h) The name of the person who is authorized by the ANC to present the report; and
- (i) The signature of the ANC chairperson or vice-chairperson.

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF FILING**

**Z.C. Case No. 15-30**

**(Georgetown Day School, Inc. – Consolidated PUD & Related Map Amendment @  
Squares 1672, 1673, and 1733)**

**November 9, 2015**

**THIS CASE IS OF INTEREST TO ANC 3E**

On November 4, 2015, the Office of Zoning received an application from Georgetown Day School, Inc. (“Applicant”) for approval of a consolidated planned unit development (“PUD”) and related map amendment for the above-referenced property.

The property that is the subject of this application consists of Lots 4, 803, 804, 812, 815, and 817 in Square 1672 (“WMATA Site”); Lots 822 and 824 in Square 1673 (“School Parcel”); and Lots 7, 20, 817, 818, and 839 in Square 1733 (“Mixed Use Parcel”) in northwest Washington, D.C. (Ward 3), on property at 4748, 4750, and 4800 Wisconsin Avenue, N.W.; 4200 and 4203 Davenport Street, N.W.; 4219 Chesapeake Street N.W.; 4228 Ellicott Street, N.W.; and 4852 42<sup>nd</sup> Street, N.W. The property also includes the proposed closing of certain public rights-of-way, including a public alley, a portion of Davenport Street, N.W., and a portion of 42<sup>nd</sup> Street, N.W. The Applicant is proposing a PUD-related map amendment to rezone some of the property, for the purposes of this PUD, from C-2-A to C-2-B, from R-2/C-2-A to R-2, and from C-2-A to R-3.

The Applicant proposes to develop the School Parcel with a new building to house GDS’ Lower and Middle School, a below-grade parking structure, new open space, and incorporation of the WMATA chiller plant on the WMATA Site into the new school building. The Mixed-Use Site will be developed with two mixed-use buildings with ground-floor retail and upper-level residential uses.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.



**BEFORE THE ZONING COMMISSION AND  
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



**FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT**

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

**IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:**

Case No.:		Case Name:	
Address or Square/Lot(s) of Property:			
Relief Requested:			

**ANC MEETING INFORMATION**

Date of ANC Public Meeting:	DD / MM / YY	Was proper notice given?:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:						
Number of members that constitutes a quorum:		Number of members present at the meeting:				

**MATERIAL SUBSTANCE**

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

**AUTHORIZATION**

Recorded vote on the motion to adopt the report (i.e. 4-1-1):			
Name of the person authorized by the ANC to present the report:			
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			
Signature of Chairperson/ Vice-Chairperson:		Date:	

**ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO  
11 DCMR §§ 3012 AND 3115.**