



AMERICAN UNIVERSITY

WASHINGTON, DC

July 15, 2011

Ms. Sharon Schellin
Secretary
District of Columbia Zoning Commission
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: Application for Further Processing of American University 2011 - 2020
Campus Plan for North Hall Student Residence – Agent Authorization Letter

Dear Ms. Schellin:

As a duly authorized representative of American University, the owner of the property included in this further processing application for a new student residence hall, I hereby authorize the law firm of Goulston & Storrs to represent American University in all matters concerning this application before the District of Columbia Zoning Commission.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'Jorge J. Abud'.

Jorge J. Abud
Assistant Vice President of
Facilities Development and Real Estate



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



FORM 120 - APPLICATION FOR VARIANCE/SPECIAL EXCEPTION

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

Pursuant to §3103.2 - Area/Use Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations,
an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zone District(s)	Type of Relief Being Sought	
				Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
4400 Massachusetts Avenue NW	1600	1	D/R-5-A	Special Exception	210
				Area Variance	400.9

Present use(s) of Property: university

Proposed use(s) of Property: university

Owner of Property: American University Telephone No:

Address of Owner: 4400 Massachusetts Avenue NW, Washington, DC 20016

Single-Member Advisory Neighborhood Commission District(s): 3D02, 3D07, 3E01, 3E03, 3E05

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:

Application of American University, pursuant to 11 DCMR §§ 3103.2, 3104.1, & 210 for variance relief from the setback requirement in section 400.9 and for special exception review and approval of further processing of the 2011-2020 Campus Plan to permit construction of a new student residence hall in the D/R-5-A District at the northeast corner of the university's main campus located at 4400 Massachusetts Avenue NW (Square 1600, part of Lot 1).

EXPEDITED REVIEW REQUEST (if interested, please select the appropriate category)

I waive my right to a hearing, agree to the terms in Form 128 - Waiver of Hearing for Expedited Review, and hereby request that this case be placed on the Expedited Review Calendar, pursuant to §3118.2 (CHOOSE ONE):
 A park, playground, swimming pool, or athletic field pursuant to §209.1, or
 An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to §223

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Date: 7/15/11 Signature*:

To be notified of hearing and decision (Owner or Authorized Agent*):

Name: Paul Tummonds E-Mail: ptummonds@goulstonstorrs.com

Address: Goulston & Storrs, 1999 K Street NW, Suite 500, Washington, DC 20006

Phone No(s): 202-721-0011 Fax No.:

* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

FOR OFFICIAL USE ONLY

Exhibit No. 1

Case No. _____



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



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
4400 Massachusetts Avenue NW	1600	1	D/R-5-A

Single-Member Advisory Neighborhood Commission District(s): 3D02, 3D07, 3E01, 3E03, 3E05

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	<input type="checkbox"/>	§3103.2 - Use Variance	<input checked="" type="checkbox"/>	§3103.2 - Area Variance	<input checked="" type="checkbox"/>	§3104.1-Special Exception
Pursuant to Subsections			400.9		210	

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

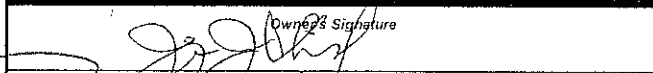
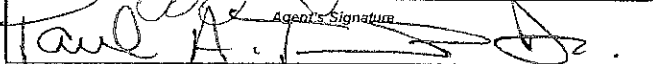
The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self certified in order to obtain, for the above referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22 2405)

	Owner's Name (Please Print) JORGE ABU
	Agent's Name (Please Print) Paul Timmons

Date	7/18/11	D.C. Bar No.	452020	or	Architect Registration No.	
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FOR OFFICIAL USE ONLY

Based upon review of the application and self-certification, the Office of Zoning determines, pursuant to 11 DCMR §3113.2, this application is

<input type="checkbox"/>	Accepted for filing.
<input type="checkbox"/>	Referred to the Office of the Zoning Administrator within DCRA, for determination of proper zoning relief required.
<input type="checkbox"/>	Rejected for failure to comply with the provisions of <input type="checkbox"/> 11 DCMR §3113.2; or <input type="checkbox"/> 11 DCMR - Zoning Regulations. Explanation _____

Signature		Date	
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ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Case No. _____

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	76 acres				
Lot Width (ft. to the tenth)					
Lot Occupancy (building area/lot area)	17%		40%	18%	
Floor Area Ratio (FAR) (floor area/lot area)	0.6		1.8	0.7	
Parking Spaces (number)					
Loading Berths (number and size in ft.)					
Front Yard (ft. to the tenth)					
Rear Yard (ft. to the tenth)		32' (b/c of height)		8'	24'
Side Yard (ft. to the tenth)		32' (b/c of height)		32'	
Court, Open (width by depth in ft.)					
Court, Closed (width by depth in ft.)					
Height (ft. to the tenth)				72'	
			90' (1:1 setback above 40')		



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning - 441 4th Street, N.W. Ste. 200-S, Washington, D.C. 20001
 (202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., June 28, 2011

Plat for Building Permit of SQUARE 1800 LOT 1

Scale, 1 inch = 200 feet Recorded in Book 133 Page 12

Receipt No. 11-04435

Furnished to: GOULSTON & STORRS

[Signature]
Surveyor, D.C.

By: A.S.

Date: _____

(Signature of owner or his authorized agent)

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly plotted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and plotted, and agree with plans accompanying this application; that the foundation plans as shown hereon, are drawn, and dimensioned according to the requirements of the District of Columbia Building Regulations; that the property lines shown on this plat, and that by reason of the proposed improvements, to be made on this property, the area of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking spaces are required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along curbside or driveway in excess of 20% for single-family dwellings or flats, or in excess of 12% for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with used description.

