

Government of the District of Columbia  
ZONING COMMISSION



Zoning Commission Order No, 27  
April 22, 1971

ORDERED:

That after public notice and hearing as prescribed by law, the following preliminary application for a planned development under Article 75 of the Zoning Regulations is found to be in accordance with the public health, safety and welfare and in harmony with the intent and purpose of the Zoning Regulations and is approved by the Zoning Commission subject to the elements, conditions and guidelines hereinafter set forth:

Case No. 70-25

Preliminary application under Article 75 of the Zoning Regulations for a Planned Unit Development of part of Square 1045 - Lots 39-43 inclusive, 56-69 incl., 102, 116, 119, 120-122 incl., 802, 803, 809-811 incl., 815, 817, 818, 820, 822, 824-826 incl. - and portions of public alley to be closed, Property is located on the south side of Pennsylvania Avenue at its intersection with Potomac Avenue, S.E.

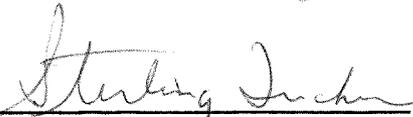
Guidelines and Standards for Final Application

- (a) Proposed change of zoning of the site from the C-2-A and R-4 zoning classifications to the C-3-B zoning classification,

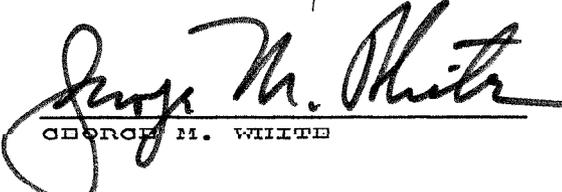
- (b) Maximum permitted F.A.R. of 7.0, plus penthouse and arcade.
- (c) Maximum height of buildings from point of measurement shall be 110 feet,
- (d) Additional elements and guidelines:
  - 1. The property shall be improved by an office building to contain approximately 500,000 net rentable square feet for office space.
  - 2. Retail-commercial space may only be located on or below the first floor.
  - 3. Percentage of lot occupancy to be occupied by the building shall not exceed 75 percent,
  - 4. Parking for the building shall be provided underground as determined by the Commission in the final application.,
  - 5. The planning of the site shall incorporate a landscaped open area.
  - 6. The preliminary approval is valid for a period of one year: and, pursuant to Section 7501.382, the applicant shall submit a final application with supporting documents for review by the Zoning Commission.
  - 7. Applicant shall submit an application for rezoning to be considered along with the final application for planned unit development.

  
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WALTER E. WASHINGTON

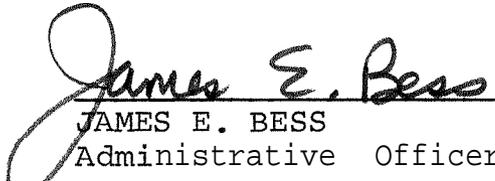
  
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GILBERT HAHN, JR.

  
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STERLING TUCKER

  
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ROBERT C. HORNE

  
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GEORGE M. WILITE

Attested:

  
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JAMES E. BESS  
Administrative Officer