

Government of the District of Columbia  
ZONING COMMISSION



Zoning Commission Order No. 32  
August 26, 1971

ORDERED:

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

Case No. 70-20

Preliminary application under Article 75 for Planned Unit Development requiring the extension of C-3-B to the SP portion of the site at the corner of Connecticut and Massachusetts Avenues, N. W., lots 11, 810, 33, 53, 807, 812, 39, 41, 808, 809, 811, 813, 814, 815, 816, 12, 13, and 42 in Square 137.

The Zoning Commission directs that the final application for the project should be filed in accordance with one of the alternate sets of standards set forth below:

Alternate A

1. Proposed extension of the C-3-B zoning classification over the entire site.
2. No retail-commercial development shall front on, or be visible or accessible from Massachusetts Avenue.
3. The maximum building height shall be limited to ninety (90) feet excluding the penthouse and roof structures.

4. The maximum building F.A.R. shall be 6.0, excluding the penthouse and roof structures.

5. Parking shall be provided under the C-3-B regulations,

Alternate B

1. Proposed extension of the C-3-B zoning classification over the entire site.

2. No retail-commercial development shall front on, or be visible or accessible from Massachusetts Avenue.

3. The maximum building height shall be limited to one hundred (100) feet, excluding the penthouse and roof structures,

4. The maximum building F.A.R. shall be 7.0, excluding the penthouse and roof structures, provided that at least 1.0 of the basic F.A.R. shall be devoted to residential use.

5. Parking shall be provided on a prorated basis under the C-3-B and R-5-D regulations.

This preliminary approval shall be valid for one year. Within one year of this preliminary approval, the applicant shall submit a final application for review by the Zoning Commission in addition to an application to amend the Zoning Map consistent with the final development plans.

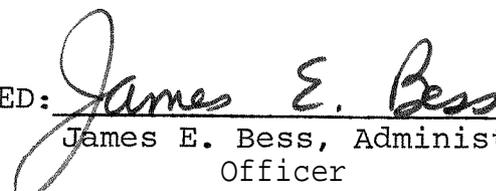
  
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WALTER E. WASHINGTON

  
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STERLING TUCKER

  
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GEORGE M. WHITE

  
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GILBERT HAHN, JR.

ROBERT C. HORNE

SUBMITTED:   
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James E. Bess, Administrative  
Officer