

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- November 29, 1972

Application No. 11206 St. Vincent's Home and School, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried 4-0, the following Order of the Board was entered at the meeting of January 23, 1973.

EFFECTIVE DATE OF ORDER -- January 23, 1973

ORDERED:

That the application for further processing of Article 75 of the Zoning Regulations for project known as Edgewood Terrace (approval of reductions in gross floor area, coverage, floor area ratio, number of units, parking spaces, resubdivision of lots and approval of roof structures for proposed ten story building) at 4th and Edgewood Streets, N.E., lots 1 and 3, Square 3630 be CONDITIONALLY GRANTED.

FINDINGS OF FACT:

1. This is a petition to review the plans submitted by Edgewood Terrace Associates for the construction of facilities in Section II of the Edgewood Terrace Development under the provisions of Article 75 of the Zoning Regulations.

2. Phase I of Section II will consist of a proposed structure as shown on the site plan dated October 10, 1972, referred to hereinafter as site plan "A", will consist of a multi-story apartment structure, have 258 one and two bedroom apartment units in a ten story structure with a F.A.R. of 1.16; providing 162 parking spaces for the proposed structure and 42 parking spaces for the National Capital Housing Authority facility on the adjacent existing lot.

3. The height of the building is 79 feet, 10 1/8 inches measured from the curb opposite the center of the front of the subject building on Edgewood Street as shown on site plan dated October 10, 1972.

4. The gross floor area of the subject structure is 207,514 square feet; its ground coverage is 19,488 square feet, or 3.9 of re-subdivided lot 1 in Square 3630.

5. The subject structure, Phase I of Section II is one of two proposed structures (Phase II) which will be joined so as to constitute a single building having the following totals:

a. Five hundred and five (505) living units consisting of 352,586 square feet gross floor area with a coverage of 36,742 square feet of re-subdivided lot 1 as shown by site plan drawing dated October 5, 1972, hereinafter referred to as site plan "B" and filed with this Board reflecting the structures heretofore shown on site plan Section II, Edgewood Terrace, dated April 29, 1971.

6. Site plan "A" dated October 10, 1972, and site plan "B" dated October 5, 1972 are in conformity with the provisions of the original plan approved by the Zoning Commission on December 6, 1966, as amended from time to time.

7. The number and distribution of dwelling units, lot occupancy, and parking spaces of proposed Phase I and Phase II of Section II are in conformity with the original plan approved by the Zoning Commission on December 6, 1966, in these proceedings, with such diminution of gross floor areas, coverages, F.A.R., percentages of coverages, and number of units and parking places which said changes come within the purview of Section 7501.72 of the Zoning Regulations.

8. The F.A.R. of proposed site plans "A" and "B", totaling 1.42 are within the limits of the original Order herein approved by the Zoning Commission on December 6, 1966, said limits having been set at 2.2.

9. The roof structures of Phase I of Section II is in conformity with the original plan.

10. Applicant requests permission to extend time for completion of Phase I of Section II until October 1, 1974, and to extend the time for Phase II of Section II until October 1976.

11. On November 26, 1972, the Shaed Elementary School P.T.A., submitted a letter to the Board in which they stated their opposition to the application herein. It is their assertion that the school is becoming increasingly overcrowded and hence they are opposed to any future expansion of the Edgewood complex.

12. Opposition by the Edgewood Civic Association was voiced at the public hearing on November 29, 1972. The crux of their dissatisfaction with the the project was the inadequacy of the parking facilities.

13. A letter submitted to the file directed to the Board from the Zoning Commission related that the Commission voted to waive its ten-day review period (as specified in sub-section 8204.3 of the Zoning Regulations).

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OPINION:

The plans submitted by Edgewood Terrace Associates for the construction of facilities in Section II of the Edgewood Terrace Development under the provisions of Article 75 of the Zoning Regulations shows that Phase I of Section II is in conformity with the original approved plan by the Zoning Commission on December 6, 1966.

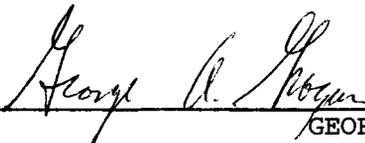
This action of the Board does not relate to the commercial plaza, retail and service uses as subject of Z. C. Order No. 66-68, paragraph 4. The Board, in specifically granting approval of the instant case, requires any further subdivision of the lot or lots involved shall be a subject of another application.

Point of measurement for height of buildings shall be as shown on site plan "A", Edgewood Terrace Section II, at top of curb elevation 171.60 on Edgewood Street, N. E.

A completion covenant shall be required before any permit can be issued on the basis of this Order.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 

GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.