

# Government of the District of Columbia

## ZONING COMMISSION



ZONING COMMISSION ORDER NO. 307  
CASES NO. 79-10, 79-15P, and 79-19/78-7F  
January 11, 1980

At its public meeting on January 10, 1980, the District of Columbia Zoning Commission authorized the scheduling of a public hearing for the following cases:

79-10

Action initiated by the D.C. Zoning Commission on May 10, 1979 to consider the rezoning of that portion of the Connecticut Avenue frontage between Dupont Circle and Florida Avenue, N.W. The rezoning consideration is from the existing C-3-B which is proposed to be redesignated to C-3-C, to the proposed new C-3-B, the height and density standards of which are generally between the height and density standards of C-3-A and the existing C-3-B.

79-15P

Application from the Ruppert Home for the Aged for preliminary approval of a Planned Unit Development (PUD) and related change of zoning from R-2 to R-5-A for parcel 219/28 located at 22nd Street and T Place, S.E. The site comprises approximately 164,750 square feet. The applicant filed for consolidated review and approval of a PUD and Map Amendment, and proposes to construct a residential development of 115 dwelling units, including forty-one flats, six apartment buildings of three units each, and fifteen single family townhouses. Pursuant to sub-paragraph 7501.322 of the D.C. Zoning Regulations, the Zoning Commission, however, determined to consider this application under the two-step PUD process in lieu of the one-step PUD process, as sought by the applicant. Consequently this case has been redesignated as Case No. 79-15P, in lieu of Case No. 79-15.

79-19/78-7F

Application from the Prudential Insurance Company of America leasee of the Washington Metropolitan Area Transit Authority (WMATA) for final approval of a Planned Unit Development (PUD). The site is located on the west side of the 4200 block of Connecticut Avenue between Yuma and Van Ness Streets, N.W. and comprises approximately 65,600 square feet. The applicant proposes to construct an office and retail building with 229 subgrade parking spaces integrated with mass transit facility functions (bus bays at grade, sub-grade "kiss and ride", and twenty-five car-waiting spaces). Pursuant to paragraph 7501.92 of the D.C. Zoning Regulations, the Zoning Commission granted a request by the applicant to process this application under the PUD provisions of the existing regulations, in lieu of the PUD provisions of the regulations in effect at the time that the Zoning Commission granted preliminary approval of this application.

A formal "Notice of Public Hearing" is forthcoming in each case.



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