

# Government of the District of Columbia

## ZONING COMMISSION



ZONING COMMISSION ORDER NO, 404  
Cases No. 83-5M/79-14F and 83-7  
June 20, 1983

At its public meeting on June 20, 1983, the District of Columbia Zoning Commission authorized the scheduling of a public hearing for the following:

Case No. 83-5M/79-14F

Application from the Hillandale Development Corporation requesting a modification to Zoning Commission Order No. 305 which granted final approval to a Planned Unit Development (PUD) at 3905 Reservoir Road, N.W. (former Z.C. Case No. 79-14/79-6F). The applicant requests the modification to allow an extension of the development period in which to complete the Hillandale PUD. Zoning Commission Order No. 305 dated January 10, 1980 controls the development and indicates that the project may be developed over a four year time period commencing January 10, 1980. The applicant is requesting that this period be extended ten years to January 10, 1994.

Case No. 83-7

Application from Theodore and James Pedas for a change of zoning from R-5-B and R-5-D to C-2-C for Lots 61, 813, 868, 832, 833, 852, 858, 58, 861, 862, and 863 in Square 51. The subject property is located at 1118 - 22nd Street, N.W. and 1117-1123 - 23rd Street, N.W. between L and M Streets, and comprises approximately 19,454.37 square feet.

The applicants request the rezoning in order to use an existing vacant, five-story building for general office use. The applicants also seek the rezoning of three small adjacent parcels on 23rd Street. These lots are currently used for accessory parking. The applicants have no current plans to develop or redevelop either the 22nd or 23rd Street sites.

The application, as filed, also requested the Commission to consider zoning the property CR, as an alternative to C-2-C. The Commission determined to consider only the C-2-C

alternative at the hearing, The subject properties are surrounded by C-2-C, R-5-B and R-5-D Districts. The properties do not abut any CR zoning, and there is no CR zoning south of M Street. To zone the properties CR would create a "spot" of CR, which the Commission is prohibited by Law from doing.

It is therefore hereby ordered that the above cited cases be scheduled for public hearings. Formal "Notices of Public Hearing" are forthcoming.



---

STEVEN E. SHER  
Executive Director  
Zoning Secretariat

404order/BOOTHA