

Government of the District of Columbia
ZONING COMMISSION



ZONING COMMISSION ORDER NO. 428
Case No. 84-4C
May 14, 1984

The application in Case No. 84-4C is a request for consolidated review and approval of a Planned Unit Development and map amendment to rezone lot 1 in Square 2046 from C-3-A to C-3-B - Soapstone Valley Limited Partnership, applicant. The property is known as 4401 Connecticut Avenue, N.W. The site comprises 20,753 square feet. The site is located in a C-3-A zoning District at the northeast corner of the intersection of Windom Place and Connecticut Avenue, N.W. The site is presently being used as a used car lot by a Datsun dealership.

To the north of the site is an undeveloped vacant lot followed by the WJLA building. To the south of the site across Windom Place is the Woodley Liquor Store and Van Ness Center. Immediately to the west, across Connecticut Avenue is an AMOCO gas station, a Safeway, The National Bank of Washington building, a motel, a Burger King and a car wash to the north, and the Van Ness Station office building and University of the District of Columbia campus buildings to the south.

Existing zoning along both sides of Connecticut Avenue from Veazey Terrace to Albemarle Street is C-3-A with R-1-A and R-5-C to the east and R-1-B to the west. Large areas to the east and west are zoned R-1-B and developed with well maintained single family residences. The C-3-A District permits matter-of-right development for major retail and office uses to a maximum height of sixty-five feet, a maximum floor area ratio (FAR) of 4.0 for residential and 2.5 for other permitted uses, and a maximum lot occupancy of seventy-five percent for residential uses. The C-3-B District permits major business and employment centers of medium density development, including office, retail, housing, and mixed uses to a maximum height of seventy feet/six stories, a maximum floor area ratio (FAR) of 5.0 for residential and 4.0 for other permitted uses, and a maximum lot occupancy of one hundred percent.

The applicant proposes to construct a retail/office building with 9,755 square feet of floor area for retail use and

75,144 square feet of floor area for office use. The building would have a lot occupancy of 60.5 per cent, a height of 79.5 feet, a floor area ratio of 4.095, seventy-two self-park spaces and one loading berth. A total of 39.5 per cent of the site would be devoted to open space.

The site is constrained by a fifty foot National Park Service easement along the east side of the site. There is also a fifteen foot building restriction line along Windom Place which would effectively allow the applicant to build on only 10,873 square feet of the site with the building line restriction. The applicant requested removal of this building line restriction so that the building site size would be increased to approximately 12,500 square feet.

The applicant has stated that the proposed warm brownish grey color of the project, the street scape, massing and design of the project, the participation in a minority apprenticeship program during the construction phase of the project and the panoramic views of Soapstone Valley Park are amenities which make the project worthy of construction.

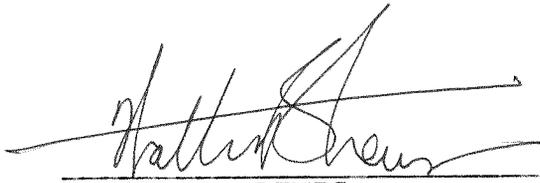
The report of the Office of Planning dated May 4, 1984 recommended that the application be denied without a public hearing. The Office of Planning was of the opinion that a map change would constitute spot zoning. The Office of Planning was further of the opinion that the amenities as stated by the application do not create sufficient merit to warrant that the case be set for public hearing.

The Commission did not receive a report from Advisory Neighborhood Commission 3F concerning the case.

Upon consideration it is the opinion of the Commission that the application lacks amenities and sufficient merit to be set down for public hearing. The proposed development is not a significant improvement over what can be done on the site as a matter-of-right. The increase in height and bulk is inconsistent with the intent and purpose of the Zoning Regulations.

Based on the foregoing reasons, the Commission therefore orders that the application be DENIED, without prejudice, a hearing.

Vote of the Commission taken at its public meeting held on May 14, 1982: 4-0 (Commissioners Maybelle T. Bennett, George M. White, John G. Parsons and Lindsley Williams to deny without prejudice - Walter B. Lewis, not present, not voting).



WALTER B. LEWIS
Chairman
Zoning Commission



STEVEN E. SHER
Executive Director
Zoning Secretariat

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