

Government of the District of Columbia  
ZONING COMMISSION



ZONING COMMISSION ORDER NO. 446  
Case No, 84-13C  
November 19, 1984

On September 10, 1984 at its regular monthly meeting, the District of Columbia Zoning Commission considered an application from the Soapstone Valley Limited Partnership, to determine whether a public hearing should be set. The application requested consolidated review and approval of a Planned Unit Development (PUD) and related Map Amendment from C-3-A to C-3-B for lot 1 in Square 2046 located at the northeast corner of the intersection of Connecticut Avenue and Windom Place, N.W. Subsequent to review and discussion, the Zoning Commission, by Z.C. Order No. 437, denied the application, without a public hearing,

On October 5, 1984, the Zoning Commission received a motion from counsel to the applicant for the opportunity to present the views of the applicant, pursuant to Section 2.3(a) of the Z.C. Rules of Practice and Procedure. Upon receipt of the motion, the Zoning Secretariat requested the Office of the Corporation Counsel to advise the Zoning Commission as to how it should address the matter.

On November 19, 1984, at its regular monthly meeting, upon the advise of the Office of the Corporation Counsel, the Zoning Commission rescinded Z.C. Order No. 437, permitted the applicant an opportunity to present its views, and redetermined whether a public hearing should be set for the application,

Subsequent to discussion, the Zoning Commission authorized the scheduling of a public hearing for the following:

Case No. 84-13C

ANC-3F

Application from the Soapstone Valley Limited Partnership for consolidated review and approval of a Planned Unit Development (PUD) and related change of zoning from C-3-A to C-3-R. The subject property is lot I in Square 2046, Located at 4401 Connecticut Avenue, N.W., comprises approximately 20,753 square feet of land, and is presently used for the sale of used cars.

The applicant proposes to construct a mixed-use retail/office building with 10,595 square feet of floor area for retail use, 79,703 square of floor area for office use, a lot occupancy of 613.5 percent, a height of 80.5 feet, a floor area ratio (FAR) of 3.95, seventy-two self-park parking spaces, one loading berth (accessible from Windon Place) , and 39.5 percent open space.

It is therefore hereby ordered that Case No, 84-13C be scheduled for public hearing. A formal "Notice of Public Hearing is forthcoming,



STEVEN E. SHER  
Executive Director  
Zoning Secretariat

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