

# Government of the District of Columbia

## ZONING COMMISSION



ZONING COMMISSION ORDER NO. 454  
CASE NO. 85-2M/80-12C  
APRIL 8, 1985

At its public meeting on April 8, 1985, the District of Columbia Zoning Commission authorized the scheduling of a public hearing for the following:

CASE NO. 85-2M/80-12C

Application from the Gabogan Investment, N.V. requesting a modification to an approved Planned Unit Development (PUD) and related map amendment for lot 917 in Square 1299 @ 2141. Wisconsin Avenue, N.W.

ANC - 3B The applicant requests a modification to Z.C. Order No. 342 dated May 14, 1981 and Z.C. Order No. 402 dated May 16, 1983. Z.C. Order No. 342 granted approval of a consolidated PUD and related map amendment from R-1-E to C-2-A (formerly D/C-2-A). The approval was for the construction of a two-tower residential/commercial structure with a maximum floor area ratio (FAR) of 3.0 including a maximum commercial floor area of 2,099 square feet, ninety-two maximum dwelling units, a maximum lot occupancy of 413.3 percent, a maximum height of six stories for one tower and eight stories for the other tower, and forty-four underground parking spaces. Z.C. Order No. 402 granted an extension of the validity of Z.C. Order No. 342 for two years, until May 29, 1985. The applicant is also requesting an extension of the validity of Z.C. Orders No. 342 and 402 until a final decision can be made on the subject application,

The applicant intends to retain the proposed uses, the 3.0 FAR, and a sixty-five foot height limit. The modifications propose to redesign the structure into a single (stepped-up type) structure with a six-story height at Wisconsin Avenue, eight-stories to the rear, and seven-stories in the middle section, eighty-one or seventy-nine dwellings units (depending on commercial use flexibility), and fifty-one parking spaces.

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It is therefore hereby Ordered that the above cited case be scheduled for public hearing. A formal "Notice of Public Hearing" is forthcoming.



STEVEN E. SHER  
Executive Director  
Zoning Secretariat

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