

Government of the District of Columbia
ZONING COMMISSION



ZONING COMMISSION NO. 484-A
CASE NO. 98-18/84-14
(PLANNED UNIT DEVELOPMENT AND AMENDMENT TO THE
ZONING MAP OF THE DISTRICT OF COLUMBIA
AT 3211 4TH STREET, N.E.)

October 19, 1998

Pursuant to notice, a public meeting of the Zoning Commission for the District of Columbia was held on September 14, 1998. At the meeting, the Zoning Commission approved an application from the National Conference of Catholic Bishops\ United States Catholic Conference ("NCCB\USCC") for a minor modification to an approved planned unit development (PUD) and an amendment to the zoning map for property at premises 3211 4th Street, N.E., pursuant to Chapter 24 and the Consent Calendar Regulations of Chapter 30, of the District of Columbia Municipal Regulations ("DCMR"), Title 11, Zoning. Because the modifications were deemed minor, a public hearing was not conducted.

The Commission determined that this modification request is properly before it under the provisions of Section 2409.0 and 3030 of the Zoning Regulations

FINDINGS OF FACT

By Z.C. No. 484, dated March 10, 1986 the Zoning Commission granted final approval of the PUD for Parcel 133/131, which permitted the construction of a five-story building with a height of 65 feet, a FAR of 0.65 and a lot occupancy of 15 percent. The building is permitted to be used for the offices of the NCCB\USCC, any successor affiliated organization, or other non-profit organization related to the other institutional and educational uses in the area.

NCCB\USCC seeks a minor modification of the existing PUD to add 7,500 square feet of land area to the existing PUD site. This additional area will be used to construct an addition to the existing parking lot which will consist of 29 parking spaces to be used by employees of NCCB\USCC and visitors to the PUD site.

No modifications will be made to the existing office building. The additional parking lot area increases the total square footage of the site to 224,503 square feet.

NCCB\USCC also requests an amendment to the zoning map. The additional land area is currently subject to the zoning provisions of the R-5-A Zone District. The existing PUD Site is located in the SP-1 Zone District. The additional land area is proposed to be rezoned to the SP-1 Zone District to conform with the existing PUD.

Advisory Neighborhood Commission (ANC) 5-C and the Edgewood Civic Association on July 13, 1998. were provided copies of the PUD modification and zoning map application. Although no ANC report was filed, the Commission finds that ANC 5-C will not be adversely affected by its action on the amended application for modification.

CONCLUSIONS OF LAW

Upon consideration of the record in this application, the Zoning Commission concludes the proposed modifications are minor and are consistent with the intent of the previously approved Zoning Commission Order 484. Further, the Commission believes that its decision is in the best interest of the District of Columbia and is consistent with the intent and purpose of the Zoning Regulations and the Zoning Act.

The development of this PUD project carries out the purposes of Chapter 24 of the Zoning Regulations to encourage the development of well planned developments which will offer a variety of building types with more attractive and efficient overall planning and design, not achievable under matter of right development.

The development of the project is compatible with District wide and neighborhood goals, plans and programs, and is sensitive to environmental protection and energy conservation.

The approval of these applications is not inconsistent with the Comprehensive Plan for the National Capital and the purposes of the Zoning Act.

The applications can be approved with conditions which ensure that the development will not have an adverse effect in the surrounding community but will enhance the neighborhood and assure neighborhood stability.

DECISION

In consideration of the finding of fact and the conclusion of law the Zoning Commission for the District of Columbia on September 14, 1998 by a vote of 5-0: (John G. Parsons, Jerrily R. Kress, Herbert Franklin, Angel F. Clarens and Anthony Hood) **APPROVES** of the application for a minor modification of an approved PUD and the application to amend the zoning map of the District of Columbia for a portion of Parcel 133/1 3 1 at 3211 4th Street, N.E.

The order was adopted by the Zoning Commission at its public meeting on October 19, 1998 by a vote of 5-0: (John G. Parsons, Herbert M. Franklin, Jerrily R. Kress, Angel F. Clarens and Anthony J. Hood).

Z.C. ORDER NO. 484-A
CASE NO. 98-18/84-14
PAGE NO. 3

In accordance with the provisions of 11 DCMR 3028.8, this order shall become final and effective upon publication in the D.C. Register; that is on NOV 20 1998



Jerrily R. Kress, FAIA
Chairperson
Zoning Commission



Sheri M. Pruitt-Williams
Director
Office of Zoning

zco484-a/SPW