

# Government of the District of Columbia

## ZONING COMMISSION



ZONING COMMISSION ORDER NO. 489

Case No. 85-7C

July 14, 1986

(Alpine Associates - PUD)

Pursuant to notice, a public hearing of the Zoning Commission for the District of Columbia was held on March 24, 1986. At that hearing session, the Zoning Commission considered an application from Alpine Associates Limited Partnership for consolidated review and approval of a Planned Unit Development (PUD), pursuant to sections 7501 and 9101 of the Zoning Regulations of the District of Columbia. The public hearing was conducted in accordance with the provisions of Chapter 6 of the Rules of Practice and Procedure before the Zoning Commission,

### FINDINGS OF FACT

1. The application, which was filed on June 13, 1985, requested consolidated review and approval of a PUD for lots 42, 853 and 854 in Square 568. The PUD site is zoned RR/C-3-C, and no change of zoning is requested.
2. The application was originally scheduled for public hearing on November 25, 1985, but was postponed at the request of the applicant to permit negotiations with the International Trade Commission and the filing of modified plans. The Commission rescheduled the application for hearing on March 24, 1986. On March 19, 1986, the applicant filed a request for consideration of the original PUD plans on the basis that the International Trade Commission had decided not to lease the proposed building. As a preliminary matter at the March 24, 1986 public hearing, the Commission considered and granted the applicant's request,
3. The applicant proposes to construct an office building with the potential of retail uses on the ground floor,
4. The HR (hotel/residential incentive overlay) permits development incentives for residential and hotel uses, only, to a maximum floor area ratio (FAR) of 8.5 and a maximum height, as permitted by the "Act to Regulate

the Height of Buildings, June 1, 1910, as amended". The HR District is mapped in combination with other Districts.

5. The C-3-C District permits matter-of-right major business and employment centers of medium/high density development, including office, retail, housing, and mixed uses to a maximum height of ninety feet, a maximum floor area ratio (FAR) of 6.5 for residential and other permitted uses, and a maximum lot occupancy of one hundred percent.
6. Under the PUD process of the Zoning Regulations, the Zoning Commission has the authority to impose development conditions, guidelines, and standards which may exceed or be lesser than the matter-of-right standards identified above.
7. The PUD site consists of approximately 29,815 square feet of land area, and is located in the northeast quadrant of the intersection of 3rd and E Streets, N.W.
8. The PUD site is presently used as a commercial parking facility. The site is bounded on the east by the Center Leg Freeway separated by a retaining wall, To the west is 3rd Street and across 3rd Street are two vacant midrise apartment buildings, the First Trinity Lutheran Church, two townhouse structures and the Judiciary Square Center office building, To the north is a ramp off of the Center Leg Freeway. North of the ramp are a small vacant lot and the Holy Rosary Church and church offices, Immediately south of the site is E Street, which bridges over the Center Leg Freeway to the east. Across E Street to the south is the U.S. Tax Court building.
9. The site is located in the southwest portion of an area zoned HR/C-3-C which extends easterly along the north side of E Street to North Capitol Street and as far north along 3rd Street to Massachusetts Avenue, N.W. To the south and southeast is an area zoned C-3-C. To the west is an area of SP zoning extending from 3rd Street on the east, D Street on the south, and G Street on the north, with the exception of C-3-C zoning on the site of the Judiciary Square Center office building across 3rd Street from the site.
10. The site is immediately east of the area of the city known as Judiciary Square, which is a major center of District and Federal office buildings, and the seat of the city's judicial system. Judiciary Square is bounded by 3rd Street on the east; G Street on the north; 6th Street on the west; and Pennsylvania and Constitution Avenues on the south.

11. From 1958 to 1978, the subject property was zoned SP. On June 8, 1978, the Zoning Commission adopted Order NO. 216, in Case No, 77-34, rezoning the subject site from SP to C-3-R. The Commission felt that since the subject property was one full block east of Judiciary Square and abutted an area already zoned C-3-B, the rezoning was appropriate to allow general office and retail uses. The Commission also determined that such development would be appropriate on the relatively small amount of property involved in the rezoning. Subsequently, in Order No. 308 adopted Pray 8, 1980, the Commission rezoned all C-3-E land to C-3-C in Case No. 79-9.
12. In cases since the 1978 rezoning, the Commission has approved applications for PUD's and map amendments in the Judiciary Square area. On April 12, 1979, the Commission adopted Order No, 252 in Case No. 78-17/77-26F approving an application for consolidated review of a PUD and Map Amendment from SP-2 to C-3-B (now C-3-C) to construct an eleven story office building with some retail uses. The site is located in Square 489 which is bounded by 5th, 6th, D, and E Streets, N.W. On April 10, 1980, the Commission adopted Order No. 311 in Case No. 79-18/78-15, approving an application for a PUD and Map Amendment from SP-2 to C-3-E (now C-3-C) to construct an eleven-story office building with some retail uses. The project is known as Judiciary Square Center and is located in Square 531 which is bounded by 3rd, 4th, E and F Streets, N.W.
13. In each of those cases, the Commission found that the Judiciary Square area is one of unique architectural and historical character and of particular importance to the city as a whole. The Commission determined in those cases that the PUD process, under which it can approve a specific site plan, height and bulk requirements, use restriction, and other design factors, was an appropriate method for control and development of those sites. Additionally, the Commission is presently considering an application for review of a consolidated PUD and Map Amendment from unzoned Federal property to c-3-c. The site is located in Square 532, which is bounded by 3rd, 4th, D, and E Streets, N.W. and is diagonally across the intersection of 3rd and E Streets southwest of the subject site.
14. The District of Columbia Generalized Land Use Element of the Comprehensive Plan includes the PUD site in a high density commercial category. The Zoning Regulations and the Comprehensive Plan include the subject site in the Central Employment Area.

15. The applicant proposes to construct an office building containing approximately 280,700 square feet of floor area, at a floor area ratio (FAR) of 7.0, and a height of 120 feet in eleven stories plus a penthouse. It is proposed that there will be six floors below grade consisting of one floor of rentable space and five floors of parking,
16. The underground parking garage is designed as a double helix and would contain approximately 267 spaces, Access to the garage and the loading docks would be from E Street.
17. The applicant stated that the subject property was initially purchased over twenty-five years ago for development purposes. In approximately 1963 or 1964, a large portion of the property was condemned by the District of Columbia for use in the construction of the Center Leg of the Inner Loop highway. At the time of condemnation, the future alignment of the roadway was uncertain and the District informed the applicant that, to the extent the land taken proved surplus to highway use, it would be offered back to the applicant for purchase, A portion of the land did prove surplus and in 1983, the property was re-acquired by the applicant.
48. The applicant testified that as part of the purchase back from the District of Columbia, a number of restrictions and covenants were set forth in the deed limiting development of the subject property, including the following:
  - a. A three dimensional sidewalk easement;
  - b. A building restriction line across the eastern portion of the property, in addition to building restriction lines along portions of the southern and western edges of the site; and
  - c. A prohibition on access from the subject property to 3rd Street, N.W., or to the exit ramp from the freeway,

In return for the restrictions imposed on the site, the District agreed that at the time of development, the applicant would be allowed a fifty-foot wide median cut on E Street so that vehicles heading east on E Street could access the property.

19. The applicant testified that as a result of the restrictions on the property, development of the site as a matter-of-right creates design problems and would produce an inferior development, The requested FAR incentive of 0.5 and the height of 120 feet under the

PUD process, significantly improves the design appearance of the building and allows for superior development of a prominent site.

20. The applicant, through the land planner/landscape architect, described the site and setting and the land use goals and policies governing development of the subject site. The land planner stated that the proposed PUD was consistent with the goals of the PUD process that include:

- a. Compatibility with city wide and neighborhood goals, plans and programs;
- b. Sensitivity to environmental protection, energy conservation and historic preservation; and
- c. Compliance with the goals and policies of the Comprehensive Plan,

The proposed PUD, as described by the land planner, is consistent with the Land Use, Economic Development, Environmental Protection, Transportation and Urban Design elements of the Comprehensive Plan.

21. The applicant through the land planner identified the amenities provided by the project to include:

- a. An extensively landscaped plaza developed for public use, which will remain in public ownership but will be maintained by the applicant;
- b. Revitalization of an area that is strategically located at a gateway entrance to a major downtown commercial area;
- c. A design that is sensitive to the historic character of Judiciary Square and other surrounding elements through the use of varying rooflines and shades of building materials;
- d. Development of an office building that will utilize the transportation opportunities afforded by proximity to Metro;
- e. Provision of sufficient parking to serve the building as well as to mitigate the shortages that exist in the area;
- f. Provision of approximately 780 permanent jobs and substantial new real estate tax revenues; and
- g. Minority participation in the project's development, through an agreement with the Minority Business Opportunity Commission.

22. The applicant through the project architect described in detail the proposed development plan. The architect testified that because the project is located at the exit ramp from the Center Leg Freeway, a "gateway" concept is introduced at the site. The project was designed to resemble three different buildings which allow roof terraces at varying heights. It is massed to step down from a height of 120 feet facing Judiciary Square to a lower height of approximately ninety feet adjacent to the Tax Court and nearby residential uses.
23. The architect testified that immediately north and adjacent to the site and immediately east of the exit ramp from the Center Leg Freeway, the project will provide a landscaped plaza area for public use. This plaza area will be an improvement of the public space at private cost and will be maintained by the applicant.
24. The applicant's architect testified that three shades of precast concrete would be utilized to reduce the massing of the building and to harmonize with the existing buildings in the area. The glass in the building would be bronze-tinted with double glazing, in keeping with other buildings in the area.
25. The applicant through the architect described the proposed penthouse treatment. As designed, the face of the building extends for an additional eighteen feet, six inches above the 120 foot height to provide an architectural screening of the penthouse. The architect stated that, in response to the recommendations of the Office of Planning, the penthouse structure itself had been set back eighteen feet six inches from the building line. The proposed architectural embellishment was designed to enhance the visual appearance of the building and to obscure the visibility of the penthouse.
26. The architect stated that there were no present plans to locate satellite antenna dishes on any roof of the building.
27. The architect further described the changes that had been made to the loading area at the request of the D.C. Department of Public Works. An additional strip of approximately fifteen feet had been incorporated into the covenant with the Federal Highways Administration to provide additional maneuvering area for trucks accessing the loading facility. Trash collection for the proposed building will take place at the loading facility.
28. The applicant through the traffic and transportation consultant described the existing traffic and parking

conditions in the area of the subject property and his evaluation of the effect of the proposed development. The traffic consultant pointed out that there is presently a shortage of approximately 1,400 parking spaces in the Judiciary Square area for both visitors to the court buildings and employees in the area. The traffic consultant testified that the proposed building is providing approximately 152 spaces above the 115 spaces required under the Zoning Regulations for a total of 267 spaces, as one of the amenities of the project. He stated it was designed to help meet the visitor demand in the area from the Tax Court, the D.C. courts and the Federal courts, none of which provide parking for visitors. Additionally, he stated the added parking will serve employees in the area, some of whom presently park on the subject property at the existing parking facility,

29. The traffic consultant further testified that he had studied truck loading needs in the downtown area and had concluded that the proposed loading facilities more than meet the needs of the proposed building. The traffic consultant indicated that access to the loading area had been worked out in cooperation with the D.C. Department of Public Works, to assure safe ingress and egress, as well as adequate on-site maneuvering space.
30. The Office of Planning (OP), by report received on March 14, 1986 and by testimony at the public hearing, recommended approval of the application with conditions. The OP stated that the subject property is located between the Judiciary Square area to the west and the Center Leg Freeway immediately to the east. It is located within the Central Employment Area as defined in the Zoning Regulations and in the Comprehensive Plan of the District of Columbia. The OP feels that the Generalized Land Use Map, adopted as part of the Comprehensive Plan, designates the subject site for high density retail and business use.
31. The OP feels that the proposed FAR of 7.0 as specified by the PUD guidelines for a C-3-C District is not a large increase over a matter-of-right 6.5 FAR.
32. The OP is of the opinion that the subject site is located strategically so that a building on the site would be important from the point of view of its visual prominence over the Center Leg Freeway, the exit ramp leading to Third Street, and its neighborhood association with Judiciary Square, an area of great historic significance. The OP feels that the proposed building on the site is appropriately designed in sections with different heights in response to the height of the Tax Court building on E Street and the Judiciary Square

building across 3rd Street. The OP also stated that the project would be appropriate for the area and pointed out that the materials would vary from light to dark to create visual harmony with the existing buildings. The specific conditions recommended by the OP include the following:

- a. The penthouse above 120 foot height should be set back from the face of the building on a one-to-one ratio.
  - b. Parking for visitors should be specifically identified and assigned to visitors in keeping with the city policy to encourage the use of Metro by discouraging all day commuter parking.
  - c. Adjustments in the parking, loading and vehicular access be made in accordance with the recommendations by the Department of Public Works.
  - d. Use of sculpture in place of the previously proposed fountain be considered along with possible improvements in landscaping along the sidewalks and the exit ramp.
  - e. Commitments with the Minority Business Opportunity Commission should be made to provide a minimum of thirty-five percent participation to minority businesses as expressed by the applicant.
33. The Commission concurs with the recommendation of the Office of Planning, In response to the conditions suggested by the OP, the Commission finds that some of the conditions proposed are appropriate and have already been incorporated in the applicant's plans. Others are included elsewhere in this order. In response to some of the proposed OP conditions, the Commission finds the following:
- a. At this time, the Commission is not persuaded that the penthouse should be set back above the 120 foot roof level at a one-to-one ratio from the face of the building.
  - b. The use of sculpture in place of the previously proposed fountain was considered by the Commission

along with possible improvements in landscaping along the sidewalks and the exit ramp. The Commission finds that the use of a fountain in the landscaped area adjacent to the exit ramp is appropriate and desirable.

34. The D.C. Department of Public Works (DPW), by reports dated March 19 and 31, 1986 and by testimony presented at the public hearing, had no objection to the proposed development. The DPW reported that the estimated volume of traffic generated by the proposed development would not adversely impact the surrounding street system and that the proposed building will not create conditions which are of significantly greater intensity than the existing commercial parking lot. The DPW further reported the following:
- a. The DPW projects an employee parking demand of between 150 and 200 parking spaces of the 267 spaces provided leaving between sixty-seven and 117 parking spaces available for visitors. The DPW finds the 267 parking spaces sufficient to accommodate the projected minimum parking demand.
  - b. The DPW recommended that the applicant implement a rideshare program which would include extensive coordination and parking management of the facility to encourage ridesharing among employees of the project;
  - c. The DPW has closely coordinated the proposed access to the site with the applicant and feels the proposed design satisfies the basic requirements for ingress and egress to the site;
  - d. Six bicycle parking spaces are required under the Zoning Regulations as five percent of the number of required automobile parking spaces;
  - e. There is adequate water and sewer service available to serve the project and development of the site must conform to the District's requirements for soil erosion control;
  - f. The subject site is located within the DPW's streetscape jurisdiction and zoning approval of the treatment of public space should be subject to the DPW's Streetscape Committee;
  - g. The applicant must coordinate all construction and design elements within public space with the DPW and assume their costs;
  - h. Building restrictions on the site include:

- i. A twenty-three foot wide building restriction area at the northeast corner of the site;
  - ii. A four foot wide building restriction area on E Street; and
  - iii. A twenty-one foot wide building restriction area running parallel with the rear of the property boundary; and
- i. The DPW recommends 100 parking spaces be set aside for short-term use as a reasonable replacement of the short-term demand in the area.

The Commission concurs with the report of the DPW. As to the recommendation of the DPW to set aside 100 parking spaces for short-term use, the Commission finds that any limitations on the operation of the garage would discourage rather than promote short-term or visitor parking.

35. Advisory Neighborhood Commission - 2C by letter dated and received on March 21, 1986, expressed support of the proposed project. Under the Commission's Rules of Practice and Procedure, the ANC letter was to have been filed seven days in advance of the public hearing. The ANC-2C letter was filed three days in advance of the hearing. The Commission considered the lateness of the filing and the Chair ruled to accept the letter only as correspondence and was not to be given "great weight", for the following reasons:
- a. Four day late filing of the letter;
  - b. Lack of a request that the Commission waive its rules; and
  - c. No stated reasons for the late submission,
36. There were two letters in support of the application filed in the record of the case by property owners within 200 feet of the subject site,
37. No person or party appeared at the public hearing either in support or opposition to the application.
38. The proposed action of the Zoning Commission was referred to the National Capital Planning Commission (NCPC), under the terms of the District of Columbia Self-Government and Governmental Reorganization Act, The NCPC, by report dated May 1, 1986, indicated that, subject to the guidelines, conditions and standards proposed by the Zoning Commission at its public meeting on April 14, 1986, the Planned Unit Development would not adversely affect the Federal Establishment or other Federal interests in the National Capital, nor be

inconsistent with the Comprehensive Plan for the National Capital,, The Commission requests that the Zoning Commission consider requiring that the penthouse structure be set back along the entire Third Street facade at a one-to-one ratio in accordance with the Height of Building Act of 1910 and consider eliminating the screen walls that extend above the 120 foot roof level and beyond the penthouse walls to reduce the apparent mass of the penthouse.

39. The Commission at its June 9, 1986, monthly meeting considered the report of the National Capital Planning Commission (NCPC) dated May 1, 1986 and a request by the applicant to waive the Z.C. Rules of Practice and Procedure and reopen the record to consider a motion to strike proposed Condition No. 15 or in the alternative to reopen the record to permit further hearing. The Commission took no action on the specific request of the applicant. The Commission, however, reopened the record to allow the applicant to respond to the following:
  - a. The request by NCPC (Exhibit No. 61 of the record) "that the penthouse structure be set back along the entire third Street facade at a one-to-one ratio in accordance with the Height of Buildings Act of 1910...", and "eliminating the screen walls that extend above the 120 foot roof level...", and
  - b. No. 15 of the proposed conditions in Exhibit No. 60 of the record.
40. The applicant by letter dated June 20, 1986, responded to the request of the Commission by stating that:
  - a. The applicant proposes to remove the screening walls that extend above the 120 foot roof level:
  - b. The applicant feels the proposed penthouse should be set back from the property lines 18.5 feet instead of being set back from the face of the building 18.5 feet. The applicant has designed the penthouse to be architecturally harmonious with the building itself; and
  - c. The applicant recommends adoption of an order with the proposed condition requiring the applicant to coordinate a rideshare program but not the condition limiting the operation of the parking garage.
41. The Commission in response to the National Capital Planning Commission (NCPC) request and the applicant, finds the following:

- a. The Commission agrees with the NCPC that the penthouse structure should be set back along the entire 3rd Street facade at a one-to-one ratio from the face of the building consistent with the Height of Buildings Act of 1910, and that the screen walls above the 120 foot roof level be eliminated. The applicant has proposed the removal of the screen walls.
- b. The Commission does not agree with the applicant that the penthouse structure should be set back from the property line at a one-to-one ratio. The Commission is persuaded that the penthouse structure should be set back from the face of the building along the 3rd Street frontage consistent with the Height of Buildings Act of 1910.
- c. The Commission agrees with the applicant that proposed Condition No. 15 of Exhibit No. 60 of the record should be eliminated. The Commission finds that restrictions on the operation of the garage are not necessary.

CONCLUSIONS OF LAW

1. The Planned Unit Development process is an appropriate means of controlling development of the subject site, because control of the use and site plan is essential to ensure compatibility with the neighborhood,
2. The development of this PUD carries out the purposes of Article 75 to encourage the development of well-planned residential, institutional, commercial and mixed use 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.
3. The development of this PUD is compatible with city-wide goals, plans and programs, and is sensitive to environmental protection and energy conservation.
4. Approval of this application is not inconsistent with the Comprehensive Plan of the District of Columbia.
5. The approval of this application is consistent with the purposes of the Zoning Act.
6. The proposed application can be approved with conditions which ensure that the development will not have an adverse affect on the surrounding community, but will enhance the neighborhood and ensure neighborhood stability.

7. The roof terraces shall be generally designed and landscaped as shown on Exhibit No. 50 as revised by Exhibit No. 64B of the record. Planting on the roof terraces, shall be selected from the following plant types:
  - a. Taxus repandens - Spreading Yew;
  - b. Taxus media hatfield - Hatfield Yew; and
  - c. Perennials and annuals in pots.
8. The lot occupancy of the project shall not exceed seventy-five percent,
9. There shall be 267 off-street parking spaces, six bicycle spaces, and loading facilities provided as shown on the plans marked as Exhibit No. 50 of the record. The parking garage shall be designed as a double helix system with access to the garage and loading facilities from E Street.
- 1.0. Adjustments in the parking, loading, and vehicular access shall be made in accordance with recommendations by the Department of Public Works.
11. The applicant shall execute a covenant/easement with the D.C. Department of Public Works and the Federal Highways Administration to provide for improvements to and the use of public space as shown on Exhibits No. 49 and 50 of the record as a landscaped park area and as a maneuvering area for the loading facility.
12. The applicant may revise the landscape plan in order to respond to concerns raised by the Federal Highways Administration (FHA) to effectuate the covenant/easement arrangement. The applicant shall revise the landscape plan to include a fountain in the landscaped park area adjacent to the access ramp subject to the approval of the Federal Highways Administration, If the FHA disapproves the fountain, the applicant shall provide a statue in the landscaped park area adjacent to the access ramp.
13. Landscaping for the project shall be as shown on Exhibit No. 50 of the record. The landscaping of public space shall be in accordance with the Downtown Streetscape Regulations of the Department of Public Works, All trees planted in public space shall have a minimum caliper of three inches.

7. The approval of this application will promote orderly development in conformity with the entirety of the District of Columbia zone plan, as embodied in the Zoning Regulations and Map of the District of Columbia.
8. The Zoning Commission has not accorded to the Advisory Neighborhood Commission - 2C the "great weight" to which it is entitled because of the late filing of its report, lack of a request of the Commission to waive its rules and no stated reasons for the late submission,

DECISION

In consideration of the Findings of Fact and the Conclusions of Law herein, the Zoning Commission of the District of Columbia hereby orders APPROVAL of a consolidated planned unit development for lots 42, 853 and 854 in Square 568, subject to the following guidelines, conditions, and standards:

1. The Planned Unit Development (PUD) shall be developed in accordance with the plans prepared by Smith, Segretti, Tepper, McMahon and Harned, Architects, marked as Exhibit No. 50 as revised by Exhibit No. 64B of the record and modified by the guidelines, conditions and standards of this order.
2. The PUD shall be developed as an office building, underground parking and related improvements. The applicant may devote the first floor of the building to retail use.
3. The floor area ratio of the project shall not exceed 7.0.
4. The height of the building shall not exceed 120 feet as shown on Exhibit No. 50 as revised by Exhibit No. 64B of the record.
5. The roof structure of the building shall not exceed 18.5 feet in height above the roof upon which it is located and shall be set back from the building walls along the 3rd Street frontage at a one-to-one ratio. The plans shall be revised to eliminate the screen walls above the 120 foot roof level.
6. There shall be no antenna located on any roof of the building.

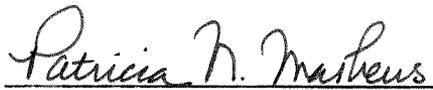
14. The applicant shall coordinate all construction and design elements within public space with the Department of Public Works and assume their cost.
- 15 The applicant shall coordinate a rideshare program with the D.C. Rideshare Coordinator in order to minimize the on-site parking demand and to encourage ridesharing among the employees of the project.
- 16 Building materials shall range from dark to light shades in the brown/beige color range of precast concrete as shown on Exhibit No. 56 of the record. The final selection of exterior materials shall be within the color range as shown in Exhibit No. 56 and based on availability at the time of construction.
17. The applicant may vary the location and design of interior components of the building to comply with all applicable D.C. Codes.
18. The applicant shall implement the Memorandum of Understanding with the Minority Business Opportunities Commission filed in the record as Exhibit No. 49, which provides for thirty-five percent participation in the construction of the project by qualified minority business enterprises.
- 19 The applicant shall coordinate with Advisory Neighborhood Commission (ANC) 2C a job orientation and job training referral program for ANC-2C residents.
- 20 The Planned Unit Development approved by the Zoning Commission shall be valid for a period of two years from the effective date of this order. Within such time, application must be filed for a building permit, as specified in Paragraph 7501.81 of the Zoning Regulations. Construction shall start within three years of the effective date of this Order.
21. No building permit shall be issued for this Planned Unit Development until the applicant has recorded a covenant in the land records of the District of Columbia, between the owner and the District of Columbia and satisfactory to the Office of the Corporation Counsel and the Zoning Regulation Division, which covenant shall bind the applicant and successors in title to construct on and use this property in accordance with this Order, or amendments thereto by the Zoning Commission.

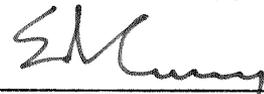
22. When the covenant is recorded, the applicant shall file a certified copy of that covenant with the records of the Zoning Commission.

Vote of the Zoning Commission taken at the public meeting on April 14, 1986: 4-0 (John A. Parsons, Lindsley Williams, Maybelle T. Bennett and Patricia N. Mathews to approve with conditions - George M. White not present, not voting).

This order was adopted by the Zoning Commission at its public meeting of July 14, 1986, by a vote of 4-0 (John G. Parsons, Maybelle T. Bennett, Patricia N. Mathews, and Lindsley Williams by absentee vote to adopt as amended - George M. White not voting, not having participated in the case) .

In accordance with Section 4.5 of the Rules of Practice and Procedure before the Zoning Commission of the District of Columbia, this order is final and effective upon publication in the D.C. Register, specifically on 08 AUG 1986.

  
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PATRICIA N. MATHEWS  
Chairperson  
Zoning Commission

  
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EDWARD L. CURRY  
Acting Executive Director  
Zoning Secretariat

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