Government of the District of Columbia

ZONING COMMISSION

ZONING COMMISSION ORDER NO. 525
Case No. 86-31
(Text Amendment - Minimum Area Requirements)
February 9, 1987

On December 15, 1986, the Zoning Commission for the District of Columbia received an application from the 26th and L Limited Partnership requesting an amendment to the text of the District of Columbia Municipal Regulations (DCMR) Title 11, Zoning, pursuant to Section 102 of said title. The applicant requested an amendment of the minimum area requirement provisions for Planned Unit Developments (PUD). The applicant also requested that the amendments be adopted on an emergency basis, and that the application be processed on an expedited basis.

The application proposes to create a new subsection to Chapter 24 of Title 11, DCMR to read as follows:

> "For any predominantly residential project located in any zone district, when the Zoning Commission finds that an application for a planned unit development is of exceptional merit and in the best interest of the City, then the Zoning Commission may approve said planned unit development in accordance with the requirements and procedures of this Section even though the application does not meet the area requirements of Sub-sections 2401.1 (a)-(c) of the Regulations. For purposes of this section only, a predominantly residential project is one in which 80% of the gross floor area is devoted to residential use."

On December 15, 1986, the 26th and L Limited Partnership also filed a related application for consolidated review and approval of a PUD and map amendment from R-5-D to C-2-C for various lots in Square 15 located at the southeast corner of the intersection of 26th and L Streets, N.W. In that case, the applicant requests a waiver of the minimum area requirement for a PUD to allow for the construction of a mixed-use development, which includes residential and retail uses. That particular application is Z.C. Case No. 86-32C.

On January 12, 1987, at its regular monthly meeting, the Zoning Commission considered both applications, to determine

whether it would authorize a public hearing and whether it would expedite the processing of the applications. The Commission took no action on the emergency request, and deferred hearing action on both applications, because it was scheduled to consider a related text amendment proposal for decision in an unrelated case on January 22, 1987. The Zoning Commission received letters in opposition to the two applications, and to the request for expedited processing from the Foggy Bottom Association, dated January 7, 1987, Advisory Neighborhood Commission - 2A, dated January 7, 1987, Councilmember John A. Wilson, dated January 12, 1987, and the Chevy Chase Citizens Association dated January 20, 1987.

On February 9, 1987, at its regular monthly meeting, the Zoning Commission authorized the scheduling of a public hearing for Z.C. Case No. 86-32C. However, the Commission determined that the processing of the application in Z.C. Case No. 86-31 was no longer necessary and was a moot issue because of the decision that the Commission made in the unrelated text amendment case, that is, Z.C. Case No. 84-3 (PUD - Area Requirements component).

In consideration of the reasons set for herein, the Zoning Commission for the District of Columbia hereby orders DISMISSAL, without prejudice, of Z.C. Case No. 86-31.

Vote of the Zoning Commission taken at the public meeting on February 9, 1987 was a ruling of the Chairman with the concurrance of the members of the Commission (George M. White, Maybelle T. Bennett, Patricia N. Mathews, John G. Parsons, and Lindsley Williams).

In accordance with the provisions of Section 3028 of the Zoning Regulations, this order is effective immediately and is final upon publication in the D.C. Register; that is on 03 APR 1987.

attest: Edward L. Curry
EDWARD L. CURRY
Acting Executive Director
Zoning Secretariat

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