

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 573-C
Case No. 87-18M/86-1C
(PUD @ Squares 35 & 24 - Boston Properties)
June 13, 1991

By Z.C. Order No. 573-A, dated February 13, 1989, the Zoning Commission for the District of Columbia approved a modification to a previously approved Planned Unit Development (PUD) at 23rd & N Streets, N.W. (Square 35), and approved consolidated review of a PUD at 25th & N Streets, N.W. (Square 24), with certain guidelines, conditions, and standards.

Z.C. Order No. 573-A provides for the construction of an eight-story mixed-use office/residential building on Lot 110 in Square 24, and a six-story residential building on Lot 802 in Square 35. Both projects are nearing completion of construction.

One of the conditions of approval in Z.C. Order No. 573-A; that is, Condition No. 14, states the following:

"The final selection and placement of sculpture as well as the location and type of exterior lighting fixtures and species of plant material for the building shall be subject to the final approval of the Commission. The applicant shall submit samples of the above-mentioned items to the Commission for approval prior to installation and prior to applying for a certificate of occupancy. No certificate of occupancy shall be issued until the Commission has approved the above-mentioned. This will not delay the applicant in obtaining the necessary District of Columbia approvals including, but not limited to, subdivision, building permits, or the like, or from beginning construction of the building."

Counsel for the applicant, by letter dated April 30, 1991, requested the Zoning Commission to approve the final selection and placement of two sculpture pieces, the location and type of exterior lighting fixtures, and the species of plant materials on both sites.

On May 13, 1991, at its regular monthly meeting, the Zoning Commission considered the applicant's request. No comments were received from Advisory Neighborhood Commission (ANC) 2A, ANC 2B, nor the Office of Planning.

The Commission concurs with the applicant and believes that the proposal satisfies the intent of Condition No. 14, and is

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consistent with the objectives of the Commission's decision in Z.C. Order No. 573-A.

The Commission further believes that the proposal would be in the best interest of the District of Columbia, consistent with the intent and purpose of Zoning Regulations and Zoning Act, and not inconsistent with the Comprehensive Plan for the National Capital, as amended.

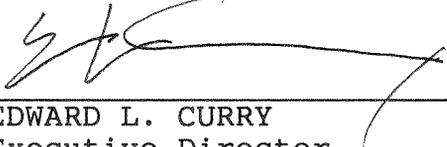
In consideration of the reasons set forth herein the Zoning Commission for the District of Columbia hereby orders APPROVAL of the applicant's proposal (dated April 30, 1991) in compliance with Condition No. 14 of Z.C. Order No. 573-A.

Vote of the Zoning Commission taken at the public meeting on May 13, 1991: 4-0 (John G. Parsons, Tersh Boasberg, William L. Ensign and Maybelle Taylor Bennett, to approve - Lloyd D. Smith, not present not voting).

This order was adopted by the Zoning Commission at its public meeting on June 13, 1991 by a vote of 4-0 (Tersh Boasberg, Maybelle Taylor Bennett and William L. Ensign, to adopt, and John G. Parsons, to adopt by absentee vote - Lloyd D. Smith, not voting not having participated in the case).

In accordance with the provisions of 11 DCMR 3028, this order is final and effective upon publication in the D.C. Register; that is, on JUL - 5 1991.


MAYBELLE TAYLOR BENNETT
Chairperson
Zoning Commission


EDWARD L. CURRY
Executive Director
Zoning Secretariat

ZC-573-C/CT/bhs