

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 608

Case No. 88-21C
(Colony House PUD)
April 10, 1989

Pursuant to notice, a public hearing for the Zoning Commission for the District of Columbia was held on December 1, 1988. At that hearing, the Zoning Commission considered an application from the Peoples Economic Development Corporation for consolidated review and approval of a Planned Unit Development, pursuant to section 2400 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning. The public hearing was conducted in accordance with the provisions of chapter 30 of that title.

FINDINGS OF FACT

1. The application, filed by Peoples Economic Development Corporation ("applicant" or "PEDC") on August 17, 1988, requests consolidated review and approval of a PUD for Lots 846 and 852 in Square 3008. PEDC is a wholly-owned subsidiary of Peoples Involvement Corporation ("PIC"), a non-profit corporation that has been an important catalyst in the social and physical redevelopment of the Georgia Avenue area for the past 20 years. The applicant is not seeking a rezoning of the property, which is located in Ward 4.
2. The primary PUD site is located in Ward 4 at the southeast corner of the intersection of Georgia Avenue and Farragut Street, N.W.; (Lot 846 in Square 3008). That site contains 14,680 square feet of land. It is improved with a vacant nonconforming 5-story structure that was previously used for apartments, retail space and a theatre. It is zoned C-2-A.
3. The secondary PUD site is an alley lot in the interior of the square, (Lot 852) is also owned by PEDC, and is proposed to be used for accessory off-street parking. The alley lot is located approximately 110 feet east of Lot 846 and connected to it by an alley. The alley lot contains 8,075 feet of land area. It is vacant, except for three dilapidated structures that were previously used as garages. It is zoned R-3. It is surrounded on

three sides by a 15-foot wide public alley system. The alley lot is included in the application so that the Zoning Commission can authorize its use for parking. The combined lot area of the site is 22,755 square feet.

4. PEDC proposes to rehabilitate an existing nonconforming structure to provide a minimum of 50 residential units for senior citizens and non-elderly handicapped persons on the primary site. The ground level will contain limited retail uses fronting on Georgia Avenue to provide services for the apartment dwellers and nearby residents. It will also contain 14 parking spaces, on the alley lot and an additional 5 spaces would be provided on the primary site, for a total of 19 spaces. There will be no commercial office space in the building. The proposed development will be called The Colony House.
5. The surrounding area contains a mix of residential and commercial uses, with many of the latter in a deteriorated condition. The area south of the site is primarily residential with sporadic commercial use on the west of Georgia Avenue. Northwest of the site, a triangular park acts as a traffic disburser for Arkansas Avenue. The block immediately north includes a telephone company building and two automotive uses. Retail use is more intense near Kennedy Street with a strip shopping center on the west side of Georgia Avenue and a neighborhood department store on the east side above Kennedy Street. The predominant use in the areas east and west of Georgia Avenue is residential. The zone districts in the vicinity of the site are C-2-A, R-1-B, R-3, R-4, and C-M-1 zones.
6. The alley lot site is zoned R-3. The R-3 District permits matter-of-right development of single family residential uses including detached, semi-detached, and row dwellings with a minimum lot area of 2,000 square feet, a minimum lot width of twenty feet, a maximum lot occupancy of sixty percent, and a maximum height of three stories.
7. The primary site is zoned C-2-A. The C-2-A District permits matter-of-right low density development, including office, retail, and all kinds of residential uses, to a maximum floor area ratio (FAR) of 2.5 with non-residential uses limited to 1.5 FAR, a maximum height of fifty feet, and a maximum lot occupancy of sixty percent for residential uses.
8. Under the PUD process of the Zoning Regulations, the Zoning Commission has the authority to impose development conditions, guidelines, and standards which exceed or are lesser than matter-of-right standards.

The PUD guidelines for development in the C-2-A zone district permit a building height of 65 feet and a 3.0 FAR (up to 2.0 FAR for commercial use).

9. The applicant requests a waiver of the minimum area requirement for a PUD in a commercial zone district pursuant to Section 2401.2 of the Zoning Regulations. Technically, the commercial portion of the project does not meet the 15,000 square foot minimum area requirement. Taken together, the two lots, which are separated only by a public alley, meet the area requirement with 22,755 square feet of land area. The Commission finds that more than 80% of the proposal is for residential use, with the remainder for neighborhood-serving retail services on the ground floor, that a PUD is of exceptional merit and in the best interest of the City and that a waiver is appropriate.
10. The Generalized Land Use Map of the Land Use Element of the Comprehensive Plan for the National Capital shows the subject site for low density commercial and moderate density residential uses.
11. The applicant provided a brief overview of PIC and its important work in the redevelopment of the Georgia Avenue Corridor and the surrounding communities.
12. The site is a particularly favorable one for housing for senior citizens. It is located in Ward 4, which has the highest percentage of elderly black residents in the District. The primary goal of the project is to provide high quality rental housing for the elderly in a convenient and safe location. PEDC expects the development of the Colony House to contribute to the revitalization of the Georgia Avenue Corridor and help to stabilize the adjacent residential community.
13. It was explained that the development of senior citizen housing and preservation of the lobby and the Georgia Avenue and Farragut Street facades of the existing building would confront economic constraints as a matter-of-right. The existing building is nonconforming as to lot occupancy, height, density, and rear yard. It has 100 % lot occupancy and a 2.84 FAR. The Georgia Avenue and Farragut Street frontages of the existing building, which were previously used as apartments and a lobby entrance for a theatre, have a height of 61 feet. The main theatre structure, which occupies the inner portion of the site, has a 34 foot building height. The proposed PUD involves the renovation of the apartment portion of the building and the removal of the theatre structure and its replacement with a residential wing and an open,

landscaped courtyard. The addition is necessary to provide more apartment units, more efficient use of the structure and to support the economic feasibility of the project. All of the new construction will be for residential use. The courtyard will reduce the total lot coverage of the building, provide a secure, on-site open space for the residents to use and view, and enhance the quality of life for the residents. The addition and courtyard will not be visible from Georgia Avenue or Farragut Street.

14. In addition to providing a minimum of 50 affordable apartment units for senior citizens and handicapped persons in an area where housing is greatly needed, the Colony House will stimulate development activity in the area and contribute to the revitalization of the Georgia Avenue Corridor. The project also includes the preservation of the Georgia Avenue and Farragut Street facades and lobby of the existing building. The Colony House will also add substantially to the economic base of the District, generating jobs, revenue and business opportunities for District residents and minorities.
15. The development of The Colony House will create approximately 50 permanent jobs and 45 temporary construction jobs. At least 51 percent of the jobs created by the project are expected to be filled by District residents. The construction and security contracts will require that qualified, low-income, unemployed persons and/or job applicants in the PIC bank be given priority consideration for available positions. PIC's maintenance company, Upkeep Associates, will serve as a job bank for persons to clean the building. The applicant has executed a Department of Employment Services First Source Employment Agreement and a Minority Business Opportunity Commission Memorandum of Understanding.
16. Certain flexibility in the final detailing of the building is reasonable and necessary to meet the financing requirements of its lenders, changing market and supply conditions, and tenant needs. The applicant requests the flexibility to:
 - a. Vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, elevators, electrical and mechanical rooms so long as the variations do not change the exterior configuration or street facades of the building, including the penthouse, except as to conditions numbered #9 and 18 of this order;
 - b. Vary the number of units and the unit mix,

provided that the completed building contains a minimum of 50 units;

- c. Making minor adjustment in facade and window detailing, and adjusting the balconies and the flexibility to vary the placement and number of windows;
 - d. Vary the location and type of exterior lighting fixtures;
 - e. Vary the species of plant materials;
 - f. Vary the final selection of the exterior materials within the color ranges and material types as proposed, based on availability at time of construction, provided that the applicant shall submit its final selection of the exterior materials to the Zoning Commission for final approval, which the Commission may determine to grant without having a further public hearing.
 - g. Vary the arrangement of the parking spaces so long as a minimum of 19 parking spaces are provided; and
 - h. Allow the flexibility, pursuant to the Planned Unit Development provisions of the Zoning Regulations contained in Chapter 24 of 11 DCMR.
17. The mixed-use environment surrounding the site provides a compatible residential setting for senior citizens and handicapped persons that is near convenient commercial services and public transportation. The site has been vacant for more than 12 years and is inappropriate for theatre use because of inadequate parking and the small size and dilapidated condition of the existing theatre structure.
18. The proposed building height is 61 feet. This height is appropriate for the site because it is the same as the height of the portion of the existing building that was formerly used for apartments and which will be retained, it does not increase the overall height of the building, and it is below the PUD guideline of 65 feet for development in the C-2-A zone district.
19. The proposed FAR is 3.98, including 3.55 FAR for residential uses, .34 FAR for ground level uses and .09 FAR for ground level parking. The proposed additional density is appropriate for the site because it results from the replacement of the theatre, a 3-story space,

with a 5-story residential wing and an open courtyard and will be solely for residential use.

20. The proposed lot occupancy of the combined lot is 79 percent, (lot 846), which is a reduction from the 100% lot coverage of the existing structure.
21. The proposed residential recreation space consist of the courtyard, the lobby and community room on the first floor and central lounges on each of the upper floors. The project architects did not include any rooftop recreational space because of safety considerations in designing a building for elderly and handicapped tenants. The total recreation space is 5,870 square feet or 11% of the gross floor area.
22. The main residential entrance for tenants and their guests is on Farragut Street. A rear entrance is provided for ambulance and service access. All residential entrances and exits will be video-monitored. The primary retail entrances are along Georgia Avenue, N.W. Loading for the residential portion of the building is off the alley at the rear. Trucks making deliveries to the retail stores will park along Georgia Avenue. Five handicapped spaces will be provided on-site at the rear of and contiguous to the apartment building. Fourteen additional spaces will be located on the alley lot for the convenience of residents and employees of the apartment/retail building. The 14 spaces will be located so that they will not become objectionable to adjoining or nearby property because of noise, traffic or other objectionable conditions. The parking lot site is bounded on the north, south and east by public alleys, and on the west by a PEPCO substation. Rear yards and a number of garages abut the alleys, and will effectively screen the parking. The proposed parking lot will have a positive impact on the mid-block rear yard and alley network. The lot will be cleaned and well-maintained. The applicant will maintain a wall and landscaping at the parking site to further screen the area from adjacent neighbors. Adequate pedestrian lighting, video monitoring and controlled access to the parking are planned to enhance the security of persons at the site and neighboring residences.
23. The ground level will include approximately 5,000 square feet of residential serving retail uses.
24. The applicant contends that the proposed development would provide the following benefits:
 - a. A minimum of 50 apartment units for senior citizens and handicapped individuals;

- b. Approximately 5000 square feet of ground level residential serving retail uses;
 - c. Preservation of the Georgia Avenue and Farragut Street facades and lobby of the existing building on the primary site; and
 - d. Creation of approximately 50 permanent jobs and 45 temporary construction jobs for District residents and minorities.
25. The overall design objective is for the PUD to provide maximum number of senior citizen housing units and ground floor retail space, while retaining the Georgia Avenue and Farragut Street facades and lobby of the existing building. The Georgia Avenue and Farragut Street facades will be restored and the existing projecting bays at the ground level will be modernized. The two-story vaulted theatre lobby will be restored and integrated into the residential entrance lobby/lounge, becoming the focus of the new design. The dominant exterior material of the existing structure is brick with wood-framed windows. Similar surface materials and patterns will be used on the addition. The courtyard will consist of concrete paving, planting matter and accent masonry. The ground floor will include an office for the resident manager, mail boxes, a large community room and an adjacent kitchen. The residents will have controlled access to the retail space from the residential areas. Each of the upper floors will be accessible by two centrally-located elevators (one will be wide enough to accommodate stretchers for emergency situations) and two emergency stairs located at the ends of the central corridor. To accommodate the special needs of the elderly and handicapped tenants, each floor will have a storage/laundry room, a trash chute, and a central lounge for residents. The building will be wheelchair accessible. It is proposed that each unit will include grab bars in the bathrooms and have an emergency buzzer system monitored at the front desk. In addition, 10 units will have an open plan to accommodate wheelchair users.
26. The proposed development will not impose any adverse traffic impact on the street network. The primary site has lesser impact on the surrounding street system than a typical apartment building because there would be less peak hour trips and fewer residents would be likely to own automobiles.
27. In response to a request by the Commission, by letter dated December 8, 1988, the applicant submitted additional information about the primary site

including: a revised plan for trash storage and collection; an update on discussions with the Department of Employment Services and the Minority Business Opportunities Commission; a description of the typical kinds of ancillary services proposed to be provided for senior citizen residents; a description of the employment opportunities that are expected to be created by completion of the PUD; and a description of the special features planned to address the special needs of the elderly and handicapped residents.

28. The District of Columbia Office of Planning ("OP"), by memorandum dated November 21, 1988 and by testimony presented at the public hearing, recommended approval of the application with conditions to provide essential flexibility. OP concluded that the project is consistent with the provisions of the Comprehensive Plan because it will provide housing for the elderly in an area where it is particularly needed, renovate and rehabilitate an important existing structure, and generate other economic activity in the neighborhood which will contribute to the revitalization of Georgia Avenue. OP recommended approval of the waiver of the PUD minimum area requirement for projects in commercial zone districts. OP further concluded that the constraints of the project justify the proposed FAR. The PUD is also supported by the project's public benefits, including the provision of housing for the elderly and employment opportunities for District residents, as detailed by the applicant.
29. The D.C. Department of Public Works ("DPW") by memorandum dated November 28, 1988, concluded that the project will have a negligible impact on the surrounding street system. DPW expects that few of the elderly and handicapped residents will own or operate automobiles and that there will not be a large number of visitors to the building. DPW further found that because the retail uses will primarily serve the apartment dwellers and nearby residents, most of the traffic will be walk-in. DPW does not anticipate a large amount of loading activity and has no objection to the proposed loading arrangement presented by the applicant at the hearing.
30. The D.C. Office of Business and Economic Development strongly supported the project which it considers to be vital and a major activity in the revitalization of the Georgia Avenue Commercial Corridor. OBED has provided substantial redevelopment funds and the acquisition loan for the project and urges all District agencies to support it.
31. The D.C. Office on Aging, by letter dated October 24,

1988, recommended approval of the project because it will increase the housing stock available for seniors in need without adverse impact on the neighborhood. The Office on Aging has met with the applicant on several occasions and has provided recommendations for special amenities, facilities, security measures and supportive services; many of the recommendations have been factored into the project design.

32. The Superintendent of D.C. Public Schools, the Metropolitan Police Department, the Department of Housing and Community Development, and the Department of Recreation also support the PUD.
33. All of the testimony received by the Commission, including the reports and testimony of the Office of Planning and other District government agencies, indicates that the project will have no adverse impact on the surrounding community, the District of Columbia or District services; meets the PUD standards of the Zoning Regulations; is consistent with the purposes and intent of the Zoning Regulations and Map; and will enhance the health, welfare, safety and convenience of the citizens of the District of Columbia. The Commission so finds.
34. Advisory Neighborhood Commission 4D, the ANC in which the site is located, by letter dated November 29, 1988, reported that it was unable to take a formal position in support of the application because it did not have a quorum and an official vote.
35. Neighboring Advisory Commission 4C, by letter dated November 23, 1988, supported the application.
36. Councilmember Charlene Drew Jarvis, by letter dated September 7, 1988 and testimony at the public hearing, supported the project, which in her view will benefit the citizens of the District by returning a vital property along the Georgia Avenue corridor to active use and providing affordable housing for seniors and needed retail services for the building's residents and the neighborhood.
37. The Northwest Boundary Civic Association, by letter dated November 25, 1988, supported the application.
38. No person or party opposed the application.
39. The applicant has met the intent and purpose of the Zoning Regulations. The proposal is suitable for the site, and the design, height density and scale are compatible with the neighborhood.

40. The Commission concurs with the recommendation of the OP, and the positions of DPW, OBED, OA, DCPS, MPD, DHCD and DCR.
41. The Commission finds that the 19 at grade parking spaces, 14 of which will be located on the alley lot site will be sufficient to serve the retail and residential components of the project.
42. As to the request for design flexibility by the applicant, the Commission finds that such request is not unreasonable.
43. The proposed action of the Zoning Commission to approve the application with conditions was referred to the National Capital Planning Commission ("NCPC") pursuant to the terms of the District of Columbia Self-Government and Governmental Reorganization Act. NCPC, by report dated April 6, 1989, found that the proposed action of the Zoning Commission would not adversely affect the Federal Establishment or other Federal interests in the National Capital, nor be inconsistent with the Comprehensive Plan for National Capital.

CONCLUSIONS OF LAW

1. The Planned Unit Development process in an appropriate means of controlling development of the site in a manner consistent with the best interests of the neighborhood and the District of Columbia.
2. The development of the project carries out the purposes of Chapter 24 of the Zoning Regulations to encourage the development of well-planned residential, 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 the project is compatible with District-wide goals, plans and programs, and is sensitive to environmental protection and energy conservation.
4. The approval of this application is not inconsistent with the Comprehensive Plan of the District of Columbia.
5. The approval of the application is consistent with the purposes of the Zoning Act and the Zoning Map of the District of Columbia.
6. 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.

7. The proposed action can be approved with conditions which ensure that the development will not have an adverse affect on the surrounding community, but will enhance in the neighborhood and ensure neighborhood stability.
8. The Zoning Commission did not accord to the Advisory Neighborhood Commission (ANC) 4D the "great weight" to which it is entitled because ANC-4D did not take a position.
9. This application is subject to compliance with D.C. Law 2-38, the Human Rights Act of 1977, as amended.

DECISION

In consideration of the Findings of Fact and Conclusions of Law herein, the District of Columbia Zoning Commission hereby orders approval of this application for consolidated review of a Planned Unit Development ("PUD") for lots 846 and 852 in Square 3008 located in the square bounded by Georgia Avenue, and Farragut, Emerson and 9th Streets, N.W., the approval of this PUD is subject to the following guidelines, conditions and standards:

1. The Planned Unit Development (PUD) shall be developed in accordance with the plans prepared by the architectural firms of Sulton Campbell Architects and Devrouax and Purnell Architects and marked as Exhibits No. 5 & 7 of the record, as modified by the guidelines, conditions and standards of this order.
2. The existing building on the primary site (lot 846) shall be renovated as a five-story apartment building with a minimum of 50 apartment units and approximately 5,000 square feet of retail and service space.
3. The alley lot (lot 852) will be used exclusively for parking to accommodate a minimum of nineteen (14) cars for residents and guests. No structure other than fences and gates may be built on the alley lot site.
4. The height of the apartment building shall not exceed 61 feet, excluding roof structures.
5. Excluding roof structures, the floor area ratio for the apartment building (lot 846) shall not exceed 3.98, based upon the combined lots.
6. The lot occupancy of the building site shall not exceed 79% of the composite of the two lots.

7. Loading areas, driveways and walkways shall be located as shown on Exhibit No. 7 of the record.
8. Landscaping shall be provided as shown on Exhibit No. 7 of the record.
9. Trash storage areas shall be located as depicted on the plans submitted by the applicant on December 8, 1988, as marked as No. 7 of the record.
10. The applicant shall provide the amenities package as follows:
 - a. A minimum of 50 apartment units for senior citizens and handicapped individuals;
 - b. Approximately 5000 square feet of ground level residential serving retail uses;
 - c. Preservation of the Georgia Avenue and Farragut Street facades and lobby of the existing building on the primary site; and
 - d. Creation of approximately 50 permanent jobs and 45 temporary construction jobs. At least 51 percent of the jobs created by the project are expected to be filled by District residents and minorities.
11. The applicant is granted flexibility in the final detailing of the building with respect to the following matters:
 - a. Varying the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, elevators, electrical and mechanical rooms so long as the variations do not change the exterior configuration or street facades of the building, including the penthouse, except as to conditions numbered #9 and 18 of this order;
 - b. Varying the number of units and the unit mix, provided that the completed building contains a minimum of 50 units;
 - c. Making minor adjustments in facade and window detailing, and adjusting the balconies and the flexibility to vary the placement and number of windows;
 - d. Varying the location and type of exterior lighting fixtures;
 - e. Varying the species of plant materials;

- f. Varying the final selection of the exterior materials within the color ranges and material types as proposed, based on availability at time of construction, provided that the applicant shall submit its final selection of the exterior materials to the Zoning Commission for final approval, which the Commission may determine to grant without having a further public hearing.
 - g. Varying the arrangement of the parking spaces so long as a minimum of 19 parking spaces are provided for the two lots combined; and
 - h. Allowing the flexibility, pursuant to the Planned Unit Development provisions of the Zoning Regulations contained in Chapter 24 of 11 DCMR.
12. Subject to the regulations that apply in the C-2-A zone district, antennas shall be permitted on the roof of the building.
 13. The exterior material for the addition shall be brick with wood-frame windows, similar to the material of the existing structure.
 14. The applicant shall coordinate and facilitate the provision of appropriate ancillary services for the elderly tenants, which will depend on the needs of the residents and the availability of resources. The applicant will coordinate with the D.C. Dept. of Human Services, D.C. Office on Aging, the D.C. Dept. of Recreation, the D.C. Public Schools, Howard University and a variety of other service providers regarding home healthcare, homemakers, hearing tests, supervised recreation, legal and transportation services, and other similar services.
 15. The applicant shall execute an agreement with the Dept. of Employment Services and the Minority Business Opportunity Commission to provide first-source jobs hiring District residents, and to involve minority individuals and businesses with a goal to award 35 percent of the construction and management contracts.
 16. The applicant's construction, construction supervision, security, and maintenance contracts shall require that qualified, low income, unemployed persons and/or job applicants in the Peoples Involvement Corporation Job Bank be given priority for available positions.
 17. The applicant shall provide the special features for the common areas and individuals to accommodate the special needs of the elderly and handicapped tenants. These features shall include but

are not limited to an emergency buzzer system; grab bars; a drop-off area at the main residential entrance; video monitoring of all residential entrances and exits; an enclosed landscaped courtyard; wide corridors; a centrally-located elevator that is wide enough to accommodate stretchers in emergency situations; laundry facilities on each of the upper floors; a lounge on each floor; a large community room on the ground floor; and controlled access from the residential areas to the retail space. In addition, a number of units shall have an open plan to accommodate at least 10 wheelchair users.

18. The applicant shall retain the rear party wall between the southern neighbor and lot 846, if the building to the south is demolished.
19. No building permit shall be issued for this Planned Unit Development until the applicant has recorded a covenant in the land records office of the District of Columbia and satisfactory to the Office of the Corporation Counsel and the Zoning Regulations Division of the Dept. of Consumer and Regulatory Affairs (DCRA), which covenant shall bind the applicant and successors in title to construct on and use the PUD sites in accordance with this order, and any amendments thereto, of the Zoning Commission.
20. The Zoning Secretariat shall not release the record of Case No. 88-21C to the Zoning Regulations Division until the applicant has filed a certified copy of the covenant in the record of the Zoning Commission.
21. 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 that time, application must be filed for the building permit, as specified in 11 DCMR 2406.8 and 2407.1. Construction shall start within three years of the effective date of this order.
22. Pursuant to D.C. Code sec. 1-2531 (1987), section 267, of D.C. Law 2-38, the Human Rights Act of 1977, the applicant is required to comply fully with the provisions of D.C. Law 2-38, as amended, codified as D.C. Code, Title 1, Chapter 25, 1987, and this order is conditioned upon full compliance with those provisions. Nothing in this order shall be understood to require the Zoning Regulations Division/DCRA to approve permits, if the applicant fails to comply with any provision of D.C. Law 2-38, as amended.

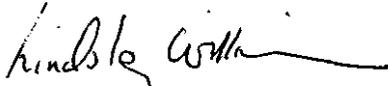
Vote of the Zoning Commission taken at the public meeting on February 13, 1989: 3-0 (Lindsley Williams, Lloyd D. Smith,

and Maybelle Taylor Bennett to approve as amended with conditions - Elliott Carroll not present not voting, John G. Parsons, not voting, not having participated in the case.

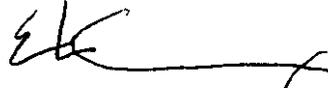
This order was adopted by the Zoning Commission at its public meeting on April 10, 1989 by a vote of 4-0 (Elliott Carroll, Lloyd D. Smith, and Lindsley Williams to approve as amended, Maybelle Taylor Bennett, to approve by proxy; John G. Parsons, not voting not having participated in the case.

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

JUN 09 1989



LINDSLEY WILLIAMS
Chairman
Zoning Commission



EDWARD L. CURRY
Executive Director
Zoning Secretariat