Government of the District of Columbia

ZONING COMMISSION

ZONING COMMISSION ORDER NO. 624
Cases No. 88-35, 89-13 and 89-14C
June 12, 1989

At its regular monthly meeting on June 12, 1989, the Zoning Commission for the District of Columbia authorized the scheduling of a public hearing for the following:

Case No. 88-35

ANC-2C

This is the application of Eleven Eleven Limited Partnership requesting a change of zoning from C-M-3 to C-3-C for lots 29, 816 & 817 and part of lot 822, and from C-2-A to C-3-C for lots 11 & 819 and the remainder of lot 822 all in Square 673. The properties are located on the east side of North Capitol Street between L and Pierce Streets, N.E., and the unit blocks of L and Pierce Streets, N.E.

The site is within the boundaries of the Northeast I Urban Renewal Area, is improved partly with the Smithsonian Institution Services Center, and comprises 86,726 square feet of land area (32,803 sq. ft. zoned C-2-A and 53,923 sq. ft. zoned C-3-C). The applicant has no development plans at this time.

Case No. 89-13

ANC-5A

This is an application from the Stanley Martin Company - United Industrial Limited Partnership for a change of zoning from R-1-B to C-M-1. The subject site consists of lots 28, 29, 805 and 806 in Square 4365 located at 3070 V Street, N.E.

The applicant seeks rezoning to permit development of the site for industrial use. The applicant proposes to construct a warehouse.

ANC-2C

This is an application from Gonzaga College High School, the 19 H Street Limited Partnership, and the 800 North Capitol Limited Partnership. The applications requested consolidated review and approval of a Planned Unit Development (PUD) and related change of zoning from R-4 and C-2-A to C-3-C for a part of lot 88 in Square 622 and lot 184 in Square 623.

The applicants propose to construct a ten-story commercial building with office and retail uses. The proposal will have a maximum height of 114 feet, a maximum floor area ratio (FAR) of 9.37, a lot occupancy of one hundred (100%) percent, a maximum gross floor area of 299,896 square feet (290,896 sq. ft. for office use and 9,000 sq. ft. for retail use), and three-levels of underground parking to accommodate 232 cars.

It is therefore hereby ordered that Z.C. Cases No. 88-35, 89-13 and 89-14C be scheduled for public hearing. "Notices of Public Hearing" for these cases are fothcoming.

Edward L. Curry CRS

EDWARD L. CURRY
Executive Director
Zoning Secretariat

zcorder624/EB51