Government of the District of Columbia

ZONING COMMISSION

ZONING COMMISSION ORDER NO. 626
Cases No. 89-10M/79-14F and 89-19C
July 10, 1989

At its regular monthly meeting on July 10, 1989, the Zoning Commission for the District of Columbia authorized the scheduling of a public hearing for the following:

Case No. 89-10M/79-14F

This is an application from the SUR Developers and Builders, Inc. requesting a modification to a previously approved Planned Unit Development (PUD) in addition to a related change of zoning from R-1-B to R-4 for lot 1130 in Square 1320.

By Z.C. Order No. 305 dated January 10, 1980, and as modified by Z.C. Orders No. 412 dated November 21, 1983 and No. 481 dated January 13, 1989, the Zoning Commission granted PUD approval for the construction of a residential development on approximately forty-two (42) acres located at 3905 Reservoir Road, N.W. The development was for 267 dwelling units, including the existing mansion and gatehouse, of which no more than 183 dwelling units shall be rowhouses, no more than fifty-six (56) semi-detached houses, and no more than twenty-nine (29) detached houses.

Condition No. 3 of Z.C. Order No. 305, in part, reads as follows:

> "All residences shall be single-family residences. The existing mansion may include club-type facilities for homeowners".

By application filed on June 14, 1983, the applicant requested a modification to Z.C. Order No. 305 to allow for the sale of the mansion to the Christian Embassy and the use thereof for a variety of programs and functions such as conferences, retreats, breakfasts, luncheons, dinners, etc. By Z.C. Order No. 407 dated July 18, 1983, the Zoning Commission denied the application without a public hearing.

The instant application proposes to modify Z.C. Order

No. 305, as amended, to allow for the demolition of the existing mansion and, in lieu thereof, the construction of thirteen (13) single-family detached houses on the mansion site. The requested change of zoning is sought to provide for the necessary density to develop the thirteen (13) detached houses. Each house will have approximately 4800 square feet of floor area and one on-site parking space. The mansion site will be developed to a maximum floor area ratio (FAR) of 0.6.

Case No. 89-19C

This is an application, as twice amended, from T. Conrad Monts, on behalf of the District of Columbia Department of Housing & Community Development and the Washington Development Group, Inc. The application requests consolidated review and approval of a Planned Unit Development (PUD) and a map amendment from unzoned property to HR/C-3-C for the air space over a portion of the Centerleg Freeway (I-395).

The PUD site is located between Massachusetts Avenue, and 2nd, 3rd and E Streets, N.W. The applicants propose to construct a five-structure mixed-use project consisting of residential, office and hotel uses. The five structures will be linked together by a deck over the freeway. The deck will constitute a single building, for zoning purposes.

The hotel component of the project will consist of 308 rooms with a gross floor area of 268,455 square feet; the residential component will consist of 220 dwelling units with a gross floor area of 284,472 square feet; and the office component will consist of three separate buildings, one at 387,460 square feet, another at 356,887 square feet and the third at 250,080 square feet of gross floor area. Above-grade parking will consist of 157,665 square feet of gross floor area. The total gross floor area for the project will be 1,705,019 square feet.

The PUD site is 271,400 square feet in size, and is surrounded by SP-2, HR/SP-2, C-3-C and HR/C-3-C zoning. The project will have a maximum height of 120 feet, a floor area ratio (FAR) of 6.28 (3.66 FAR for non-residential use, 2.04 FAR for residential use, and 0.58 FAR for above-grade parking), a lot occupancy of eighty-two (82) percent, and parking on two levels within the deck to accommodate 775 cars.

It is therefore hereby ordered that Z.C. Cases No. 89-10M/79-14F and 89-19C be scheduled for public hearing. Formal "Notices of Public Hearing" are forthcoming.

Edward L. Curry

EDWARD L. CURRY
Executive Director
Zoning Secretariat

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