

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 637-D
Case No. 93-1M/88-33C
(PUD Modification @ 1312 Massachusetts Avenue, N.W.)
April 11, 1994

By Z.C. Order No. 637 dated October 1989, the Zoning Commission for the District of Columbia approved the application of 247 Associates for consolidated review and approval of a planned unit development (PUD) and a related map amendment from HR/SP-2 to C-4 for Lot 98 in Square 247. The PUD site is located at 1312 Massachusetts Avenue, N.W.

Z.C. Order No. 637 provided for the construction of a mixed-use project that included an office/retail building and a residential building.

The residential component of the PUD was to be achieved by the demolition of an existing office building and the construction of an apartment building on the site. The apartment building would have had a maximum floor area ratio (FAR) of 6.42, approximately 134 dwelling units, a height of 90 feet, and a maximum of 89 parking spaces.

By Z.C. Order No. 637-A, dated August 5, 1991, the Zoning Commission extended the validity of the PUD for two years; that is, until November 10, 1993, for filing an application for a building permit and construction to start not later than November 10, 1994.

By Z.C. Order No. 637-B, dated November 15, 1993 the Zoning Commission further extended the validity of Z.C. Order Nos. 637 and 637-A, for one year to allow the Zoning Commission time to make a determination on the applicant's modification request.

By Z.C. Order No. 637-C dated December 13, 1993, the Zoning Commission modified the residential component of the approved PUD to retain, renovate and convert the superstructure of the existing office building for use as an apartment building. The apartment building would have a maximum FAR of 4.75, a height of 90 feet, and provide not less than 75 dwelling units and 33 off-street parking spaces.

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Condition of approval No. 6(b) of Z.C. Order No. 637-C states as follows:

"The final selection of materials and color which may vary to take advantage of availability of specific products shall be subject to the Commission's approval".

By letter dated February 1, 1994, counsel for the applicant submitted pictures and descriptions of the materials to be used for the exterior of the building.

On February 14, 1994 at its monthly meeting, the Zoning Commission reviewed the applicant's submission and found the pictures and descriptions to be unsatisfactory and inadequate to make a determination on the actual materials and colors to be used. The Commission, therefore, requested that the applicant submit the following:

1. Samples of the actual materials to be used on the facade of the building; and
2. A colored elevation representing the entire building.

By letter dated March 2, 1994 the applicant submitted the above materials (Exhibits - 72-A and 72-B), for the Commission's consideration and approval.

On March 14, 1994 at its monthly meeting, the Commission reviewed and considered the materials and the colored elevation. The Commission determined that the materials and color were appropriate for the site.

In consideration of the reasons set forth herein the Zoning Commission for the District of Columbia orders that the exterior building materials and colors be **APPROVED**.

Vote of the Zoning Commission taken at the public meeting on March 14, 1994: 3-0 (William L. Ensign, William B. Johnson and Maybelle Taylor Bennett, to approve - John G. Parsons, abstained and Jerrily R. Kress, abstained by proxy).

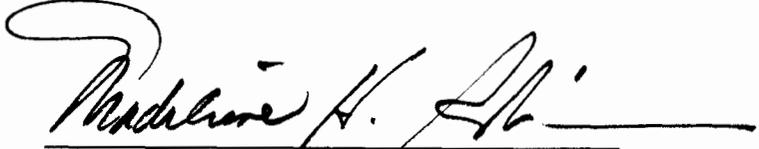
This order was adopted by the Zoning Commission at its public meeting held on April 11, 1994, by a vote of 3-0: (William L. Ensign, and Maybelle Taylor Bennett, to adopt, William B. Johnson to adopt, by absentee vote, - John G. Parsons and Jerrily R. Kress, abstained).

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

APR 26 1994

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MAYBELLE TAYLOR BENNETT
Chairperson
Zoning Commission


MADELIENE H. ROBINSON
Director
Office of Zoning

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