

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 690-A
Case No. 89-20C
(PUD & Map @ 22nd and N Streets, N.W.)
September 10, 1991

By Z.C. Order No. 690, the Zoning Commission for the District of Columbia granted consolidated approval of a Planned Unit Development (PUD) for Lots 18-21, 24-27, 36, 42, 812, and 813 in Square 49, located on the north side of the 2200 block of N Street, N.W. The Commission also granted first-stage PUD approval for Lot 4 in Square 49, located at 1325 - 23rd Street, N.W. (also known as 2225 N Street, N.W.).

The consolidated PUD approval was for the construction of a maximum 72 foot high residential building containing a minimum of 155 apartment units. Some non-residential uses were also permitted, but not to exceed a floor area ratio of .50. The first-stage approval was for the restoration and rehabilitation of the Wardman Building for residential use, containing approximately 29 apartment units.

By letter dated August 9, 1991, counsel for the applicant informed the Zoning Secretariat that the decision portion of Z.C. Order No. 690 erroneously included "Lot 706" as being a part of the PUD site.

On September 10, 1991, at its regular monthly meeting, the Secretary to the Zoning Commission informed the Commission that Lot 706 was a typographic inclusion in the order, that it was not a part of the PUD site, nor was it an existing lot in Square 49. He requested the Commission to grant the Zoning Secretariat authority to correct Z.C. Order No. 690.

For reasons set forth herein, the Zoning Commission for the District of Columbia authorizes the Zoning Secretariat to correct Z.C. Order No. 690 by deleting Lot 706 from the decision portion of the order.

Vote of the Commission taken at the public meeting on September 10, 1991: 5-0 (William L. Ensign, Tersh Boasberg, John G. Parsons, and Maybelle Taylor Bennett, to delete Lot 706, and Lloyd D. Smith, to delete Lot 706 by absentee).

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In accordance with the provisions of 11 DCMR 3028, this order shall become final and effective upon publication in the D.C. Register, that is, on SEP 20 1991.

ATTESTED BY:


EDWARD L. CURRY

Executive Director

zc690A/kjw

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DECISION

In consideration of the Findings of Fact and Conclusions of Law herein, the Zoning Commission for the District of Columbia hereby orders APPROVAL of this application for consolidated review of a Planned Unit Development for Lots 18-21, 24-27, 36, 42, ~~706~~, 812 and 813 in Square 49 located on the north side of N Street between 22nd and 23rd Streets, N.W.

The Commission further grants first-stage PUD approval for Lot 4 in Square 49 located at 1325 - 22nd Street, N.W.

This PUD approval is subject to the following guidelines, conditions, and standards:

1. The Planned Unit Development site shall be developed in accordance with the architectural drawings prepared by Dewberry & Davis/Habib Architects, and marked as Exhibit No. 169-B of the record as modified by the guidelines, conditions and standards of this order.
2. The PUD project shall be developed in two phases. Phase I shall be developed with residential uses, and may be developed with non-residential uses as provided in Condition No. 4. Phase II shall be developed with residential uses to be located in the landmark Wardman Building. There shall be no commercial uses on the PUD site.
3. The applicant shall retain the Wardman Building and restore it in accordance with this PUD approval and the Historic Preservation Review Board.
4. The PUD project shall have a maximum floor area ratio (FAR) of 5.66, of which not less than 5.16 FAR shall be devoted to residential uses and not more than .50 FAR shall be devoted to non-residential uses.
5. The PUD project shall not exceed a height of 72 feet, including penthouse and/or elevator override shaft.
6. The height of the penthouse parapet wall shall not be more than two (2) feet above the penthouse roof nor be more than 74 feet in height.
7. The PUD project shall provide a minimum of 155 dwelling units including, but not limited to, 124 units in Phase I and 31