

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 710  
Case No. 91-14F/89-20C  
(Final PUD @ 2225 N St., N.W. - IBG/Wardman)  
November 18, 1991

At its regular monthly meeting on November 18, 1991, the Zoning Commission for the District of Columbia authorized the scheduling of a public hearing of the following:

CASE NO. 91-14F/89-20C

This is the application of Citistate/IBG No. One General Partnership requesting second-stage (final) review and approval of a Planned Unit Development (PUD) for lot 4 in Square 49 located at 2225 N Street, N.W. (formerly known as 1325 - 23rd Street, N.W.). The instant application is for the Phase II development of a two-phase project. No change of zoning is requested.

By Z.C. Order No. 690, the Zoning Commission granted consolidated PUD approval for Phase I development and first-stage (preliminary) PUD approval for Phase II development of the entire PUD site. Z.C. Order No. 690 also rezones the PUD site for R-5-B to R-5-D.

ANC-2B

The entire PUD site measures 29,929 square feet, and includes lots 4, 18-21, 24-27, 36, 42, 812 and 813 in Square 49, which is bounded by 22nd, 23rd, N and O Streets, N.W.

The Phase I consolidated approval was for the Construction of a residential building to a maximum floor area ratio (FAR) of 5.66. The applicant has the option of locating some non-residential uses in the building to a maximum FAR of .50. The Phase II preliminary approval was for the retention, renovation, and restoration of the historic landmark (Wardman Building) for residential uses, only.

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The instant application requests second-stage (final) approval for Phase II development of the project. The applicant proposes to restore, renovate and make a two-story addition to the Wardman Building. The historic building would be redevelopment into 31 apartment units. Of the 31 units, 19 units would be 1 bedrooms, 9 units would be 1 bedroom and den, and 3 units would be 2 bedrooms. The renovated building and the additional stories will have 23,374 square feet of gross floor area.

It is therefore, hereby ordered that Zoning Commission Case No. 91-14F/89-20C be scheduled for a public hearing. A formal "Notice of Public Hearing" is forthcoming.



MADELIENE H. ROBINSON  
Acting Director  
Office of Zoning



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