

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 715  
CASE NOS. 92-1C AND 92-2  
MARCH 17, 1992

On March 9, 1992 at its regular monthly meeting, the Zoning Commission for the District of Columbia authorized a public hearing for the following:

Case No. 92-1C

(West End Trading Company)

This is the application of the West End Trading Company requesting consolidated review and approval of a planned unit development (PUD) for Lot 76 in Square 51.

The PUD site is zoned C-2-C, is located on the south side of M Street N.W., between 22nd and 23rd Streets. It measures 61,545 square feet in land area and is currently used as a surface parking lot.

ANC-2A

The applicant proposes to develop the PUD site with a mixed-use project consisting of an office structure with ground floor retail and a separate residential structure. The two buildings would be linked by a retail mall and an atrium. The proposed buildings would have a maximum height of 92 feet each, an overall floor area ratio (FAR) of 7.17, of which 3.69 would be residential uses and 3.48 for nonresidential uses. The buildings would also have a gross floor area of 440,888 feet. Office and retail uses would occupy 213,974 square feet and the remaining 226,914 square feet would be for residential uses. The project would have a lot occupancy of 100 percent for office and 78 percent for residential, and provide 546 parking spaces with valet and vault spaces.

Case No. 92-2

(Sixteenth Street Heights Overlay District)

This is the petition of Sixteenth Street Heights Civics Association requesting the Zoning Commission to amend the Zoning Regulations and Map, by creating and mapping the proposed Sixteenth Street Heights Overlay District. The proposed overlay would regulate and control the conversion of residences to nonresidential uses.

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ANC-4A & ANC-4C The area to be included in the overlay district is generally bounded by Missouri Avenue and Military Road on the north, Colorado Avenue (both sides) and 14th Street on the east, Hamilton Street on the south, 16th Street and Kennedy Street on the southwest, and the eastern boundary of Rock Creek Park on the west. The boundary of the overlay would apply only to the R-1-B and R-2 core zones within the proposed district.

The R-1-B District permits matter-of-right development of single-family residential uses for detached dwellings with a minimum lot area of 5,000 square feet, a minimum lot width of 50 feet, a maximum lot occupancy of 40 percent, and a maximum height of three stories/forty feet.

It is therefore, hereby ORDERED that Zoning Commission Case Nos. 92-1C and 92-2 be scheduled for public hearings. The "Notice of Public Hearing" for each case is forthcoming.



MADELIENE H. ROBINSON  
Acting Director  
Office of Zoning

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