

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 727  
Case No. 92-3  
(Map Amendment @ 515 20th Street, N.W.)  
January 11, 1993

The application in Z.C. Case No. 92-3, which was filed on February 26, 1992, is a request from Allstate Hotel Properties for a map amendment from SP-2 to C-3-C for Lot 25 in Square 122, located at 515 20th Street, N.W.

Square 122 is bounded by F Street to the north, E Street to the south, 19th Street to the east and 20th Street to the west. Lot 25 contains 13,264 square feet in land area and is presently improved with a six-story parking facility that accommodates about 300 cars.

The applicant requests rezoning of the site from SP-2 to C-3-C to facilitate the redevelopment of the site with an office and retail building as a matter-of-right.

The SP-2 District permits matter-of-right medium/high density development including all kinds of residential uses, with limited offices for nonprofit organizations, trade associations and professionals permitted as a special exception requiring approval of the Board of Zoning Adjustment (BZA), to a maximum height of 90 feet, a maximum floor area ratio (FAR) of 6.0 for residential and 3.5 for other permitted uses, and a maximum lot occupancy of 80 percent for residential uses.

The C-3-C District permits matter-of-right major business and employment centers of medium/high density development, including office, retail, housing, and mixed uses to a maximum height of 90 feet, a maximum FAR of 6.5 for residential and other permitted uses, and a maximum lot occupancy of 100 percent.

On March 4, 1992, the Office of Zoning (OZ) referred the application to the Office of Planning (OP) for analysis and report, pursuant to 11 DCMR 3011.1.

The OP by a preliminary report dated November 4, 1992, recommended that the application be denied a set down for public hearing. The OP stated the following:

"The Office of Planning is not persuaded by the applicant's argument which seeks to justify the rezoning of the subject

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site from SP-2 to C-3-C. The application appears to be a simple request for high density commercial zoning for the site based solely on the high density commercial designation as depicted on the Generalized Land Use Map. If this is the case, it would not be appropriate to encourage individual property owners to achieve zoning consistency with this aspect of the Comprehensive Plan. Any such rezoning should be in the form of a text amendment, or a legislative map amendment, that would deal with the several comparable locations and the numerous affected properties around the edge of Downtown in like transition areas. These rezonings, which will be guided by the many germane policies contained in the Comprehensive Plan (including the Map), will be recommended as part of the Zoning Consistency Project".

By letter dated November 13, 1992, Advisory Neighborhood Commission (ANC) 2A unanimously voted to oppose the application. ANC-2A indicated that the property falls within the area it has requested the Zoning Commission to change from high density commercial to mixed use moderate density residential/low density commercial. The letter expressed the strong desire of the residents of the area to maintain the residential character of this part of Foggy Bottom.

On November 16, 1992 at its regular monthly meeting, the Zoning Commission considered the application to determine whether to authorize the scheduling of a public hearing for the application. The Commission also considered the OP preliminary report, the letter from ANC-2A and comments in support of scheduling a public hearing from the applicant and its counsel, pursuant to 11 DCMR 3012.1.

The Commission was not persuaded by the reasons advanced by the applicant for authorizing a public hearing. The Commission concurs with the OP and believes that conceptually, the application lacks sufficient merit to be set down for a hearing.

The Zoning Commission believes that the application, as filed, is not in the best interest of the District of Columbia, and is inconsistent with the intent and purpose of the Zoning Regulations and the Zoning Act.

The Commission further believes that the resolution of all of the concerns raised by ANC-2A may also be in the best interest of the District of Columbia.

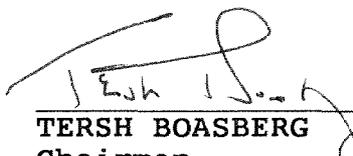
Upon consideration of the reasons set forth herein, the Zoning Commission hereby orders DENIAL of Z.C. Case No. 92-3 without a hearing and without prejudice.

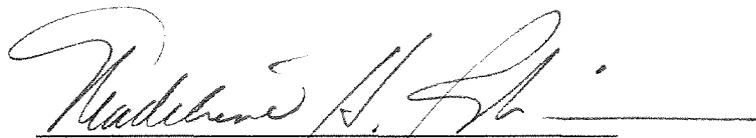
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Vote of the Zoning Commission taken at its regular public meeting on November 16, 1992: 3-1 (Tersh Boasberg, John G. Parsons, and William L. Ensign, to deny without a hearing and without prejudice - Maybelle Taylor Bennett, opposed and Lloyd D. Smith, not present, not voting).

This order was adopted by the Zoning Commission at its regular public meeting on January 11, 1993 by a vote of 4-0 (John G. Parsons, Tersh Boasberg, Maybelle Taylor Bennett, and William L. Ensign, to adopt - Lloyd D. Smith, abstained).

In accordance with 11 DCMR 3028, this order is final and effective upon publication in the D.C. Register; that is, on FEB 12 1993.

  
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TERSH BOASBERG  
Chairman  
Zoning Commission

  
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MADELIENE H. ROBINSON  
Acting Director  
Office of Zoning

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