

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 733

Case No. 93-1M/88-33C

(PUD Modification @ 1312 Massachusetts Avenue, N.W.)

March 8, 1993

At its regular monthly meeting on March 8, 1993, the Zoning Commission for the District of Columbia authorized the scheduling of a public hearing for the following:

Case No. 93-1M/88-33C

This is the application from 247 Associates Limited Partnership requesting modification to a previously approved planned unit development (PUD) for Lot 98 in Square 247, located at 1312 Massachusetts Avenue, N.W. The subject site contains 47,276 square feet of land area.

By Z.C. Order Nos. 637 and 637-A, the Zoning Commission approved a PUD for the construction of a mixed-use project that included office and retail uses located on 13th Street between L Street and Massachusetts Avenue, and residential use located at 1312 Massachusetts Avenue, N.W.

ANC-2F

The approved PUD provided for the demolition of the existing office building at 1312 Massachusetts Avenue and the construction of a new apartment building consisting of approximately 134 dwelling units on the site. The building would have had a maximum floor area ratio (FAR) of 6.42, a height of 90 feet, and 89 parking spaces.

The subject application seeks to modify the approved PUD to retain the superstructure of the existing office building at 1312 Massachusetts Avenue, and renovate it for use as an apartment building. The building would have a maximum FAR of 4.75, approximately 87 dwelling units, a maximum height of approximately 85 feet, and 30 parking spaces.

ZONING COMMISSION ORDER NO. 733  
CASE NO. 93-1M/88-33C  
PAGE NO. 2

It is hereby ordered that Z.C. Case No. 93-1M/88-33C be scheduled for a public hearing. A "formal notice of public hearing" is forthcoming.



**MADELIENE H. ROBINSON**  
Director  
Office of Zoning

ZCO-733/bhs