

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 737
Case Nos. 93-4 and 93-5F/91-18P
April 12, 1993

At its regular monthly meeting on April 12, 1993, the Zoning Commission for the District of Columbia authorized the scheduling of public hearings for the following:

Case No. 93-4
(Text Amendment - 11 DCMR 218.7)

On February 1, 1993, the Zoning Commission for the District of Columbia received an application from Mayor Sharon Pratt Kelly, requesting the Zoning Commission to amend Subsection 218.7 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning.

ALL-ANCs

The amendment proposes to permit the Board of Zoning Adjustment (BZA) to consider for approval more than fifteen (15) residents as a special exception for a youth residential care home. The amendment also seeks to delete the phrase "of that area" from the clause "if there is no reasonable alternative to the program needs of that area of the District."

The current Zoning Regulations permit the BZA to consider such special exceptions for community residence facilities, only.

Case No. 93-5F/91-18P
(PUD & Map Amendment @ 1957 E Street, N.W. - AGC)

On March 3, 1993, the Zoning Commission for the District of Columbia received applications from Associated General Contractors (AGC) of America requesting second-stage (final) approval of a planned unit development (PUD) and a related change of zoning from SP-2 to C-3-C for Square 122, Lot 835. The Commission granted preliminary approval for the proposed development of the site in Case No. 91-18P, by Z.C. Order No. 720.

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ANC-2A

The subject PUD site is located at 1957 E Street, N.W., is in the square that is bounded by E, F, 19th and 20th Streets, and contains 30,149 square feet of land area. The site is presently developed with a four-story building used as the headquarters of AGC.

The applicant seeks approval of the PUD and change of zoning to facilitate the construction of a mixed-use building that will contain residential and commercial components. The PUD will have a gross floor area of 239,986 square feet, and floor area ratio (FAR) of 7.96, of which 174,563 square feet and 5.79 FAR would be devoted to commercial uses and 65,423 square feet and 2.17 FAR devoted to residential uses. The building will have a height of 107 feet, a lot occupancy of 100 percent and provide below grade parking for about 200 cars. The applicant proposes to develop the commercial component, and upon its completion, demolish the existing four-story building used as the AGC Headquarters, and construct the residential component.

It is hereby ordered that Z.C. Case Nos. 93-4 and 93-5F/91-18P be scheduled for public hearing. The notices of public hearing are forthcoming.


MADELIENE H. ROBINSON
Director
Office of Zoning

ZC737-OR/BHS