

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 743

Case No. 93-9C and 93-10Z

August 2, 1993

On August 2, 1993 at its regular meeting, the Zoning Commission for the District of Columbia authorized public hearings for the following:

Case No. 93-9C  
(PUD & Map Amendment @ GWU/WETA)

The Zoning Commission will consider an application from George Washington University (GWU) and the Greater Washington Telecommunications Association (WETA) requesting consolidated review and approval of a Planned Unit Development (PUD) and Zoning Map Amendment from R-5-D to C-3-C for Square 101, Lot 880).

ANC-2A The PUD site is currently zoned R-5-D, located on the northeast corner of the intersection of 21st and H Street, N.W., and within the campus boundaries of George Washington University. The subject site consists of approximately 26,429 square feet of land area and is presently used as a surface parking lot.

The applicants propose to construct an eight story, educational mixed use building on the site to be used jointly by GWU and WETA as an educational and communication center. The proposal would have a total gross floor area of 139,808 square feet, a lot occupancy of 68.15 percent, a floor area ratio (FAR) of 5.29, a height of 116 feet and seven inches, and would provide 110 parking spaces.

Case No. 93-10Z  
(Residential-to-Commercial and Commercial-to-Residential  
and Commercial, Zoning Consistency Project)

The Zoning Commission will consider a petition from the District of Columbia Office of Planning (OP) to rezone certain properties in the city that are presently zoned commercial and residential to different commercial and residential zone districts.

The purpose of this rezoning initiative is to implement the provisions of the Comprehensive Plan for the National Capital that require that zoning not be inconsistent with the Comprehensive Plan. OP has targeted six areas in the city for this rezoning initiative. The areas are as follows:

ANCs-1A,  
1B, 5A, 5B,  
6A AND 8E

1. 14th Street N.W. (West side between Oak Street and Otis Place) Rezone from C-2-A;
2. 11th Street N.W. (West side between Irving and Kenyon Streets) Rezone from C-2-A to R-4;
3. 14th Street N.W. (Both sides between Chapin and Girard Streets) Rezone from C-2-A to C-2-B or, in the alternative, rezone from C-2-A to R-5-C and C-2-B;
4. 12th Street, and Florida and Montello Avenues, N.E. (Northwest, northeast, and southeast corners of 12 and K Streets and Montello Avenue, and both sides of the 1100 block of Florida Avenue) Rezone from C-2-A to R-4;
5. Savannah Street S.E. (South side between 13th and Congress Streets) Rezone from C-2-A to R-5-A; and
6. 18th Street N.E. (East side between Monroe and Newton Streets, and northeast corner of 18th and Lawrence Streets N.E.) Rezone from C-1 to R-1-B.

It is therefore hereby ordered that Z.C. Case Nos. 93-9C and 93-10Z be authorized for public hearings. Formal "Notices of Public Hearing" are forthcoming.

ZC743Ord/SDB/bhs