

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 745-A

Case No. 92-17

(Map Amendment @ 1201 K Street, N.W.)

February 14, 1994

By Z.C. Order No. 745 dated November 15, 1993, the Zoning Commission for the District of Columbia adopted an amendment to the Zoning Map of the District of Columbia. The amendment changed the zoning of Lot 44 (former lots 825 and 827) in Square 284, located at 1201 and 1213 K Street, N.W., from DD/C-3-C to C-4.

Pursuant to Subsection 3028.1 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning, Z.C. Order No. 745 became final and effective on December 24, 1993.

Pursuant to 11 DCMR 3030.1, the Zoning Commission created an expeditious process to make technical corrections to, among other things, final orders of the Commission.

By memorandum dated January 7, 1994, the Director of the District of Columbia Office of Zoning (OZ) informed the Zoning Commission that Z.C. Order No. 745 contained a technical error in the wording of Finding of Fact No. 10. The Director indicated that the error was such that it met the standards of 11 DCMR 3030 for placement on the Zoning Commission's consent calendar.

The memorandum indicated that Finding of Fact No. 10 of Z.C. Order No. 745 currently reads as follows:

"10. The District of Columbia Generalized Land Use Element of the Comprehensive Plan of the National Capital, as amended by Council resolution, includes the subject site in the high density commercial land use category."

The memorandum further indicated the following:

"This finding is erroneous because the Council took no action on the Land Use Element of the Comprehensive Plan related to the subject square, and the Council cannot amend the Comprehensive Plan by resolution. The Council by Resolution 9-275, among other things, amended the Land Use Map designation for Squares 284, 285, and 286 from High Density Mixed Use to High Density Commercial.

ZONING COMMISSION ORDER NO. 745-A
CASE NO. 92-17
PAGE NO. 2

The Commission intended that its findings of fact reflect what is in the record of the case and what the Commission has found to be fact. Therefore, OZ staff requests that the Commission take action to allow for the correction of Finding of Fact No. 10 of Z.C. Order No. 745 to read as follows:

"10. The District of Columbia Generalized Land Use Map that was adopted as part of the Comprehensive Plan includes the subject site in the high density commercial land use category."

On January 10, 1994 at its regular monthly meeting, the Zoning Commission considered the aforementioned memorandum, as a Consent Calendar matter on its agenda of that meeting.

The Zoning Commission concurs with the conclusion of the Director of the Office of Zoning.

The Zoning Commission believes that this correction to Finding of Fact No. 10 of Z.C. Order No. 745 is in the best interest of the District of Columbia, and is consistent with the intent and purpose of the Zoning Regulations and Zoning Act.

In consideration of the reasons set forth herein, the Zoning Commission for the District of Columbia hereby orders a **CORRECTION** of Finding of Fact No. 10 of Z.C. Order No. 745 to read as follows:

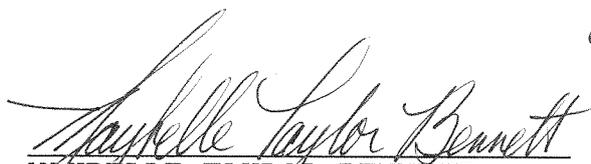
"10. The District of Columbia Generalized Land Use Map that was adopted as part of the Comprehensive Plan includes the subject site in the high density commercial land use category."

Vote of the Zoning Commission taken at the public meeting on January 10, 1994: 5-0 (Jerrily R. Kress, William B. Johnson, John G. Parsons, William L. Ensign, and Maybelle Taylor Bennett, to approve).

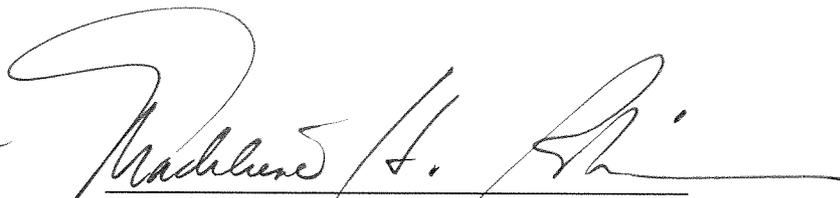
This order was adopted by the Zoning Commission at its monthly meeting on February 14, 1994 by a vote of 5-0: (Jerrily R. Kress, William L. Ensign, John G. Parsons, William B. Johnson and Maybelle Taylor Bennett, to adopt).

In accordance with the provisions of 11 DCMR 3028, this order is final and effective upon publication in the D.C. Register; that is, on MAR - 4 1994.

ZONING COMMISSION ORDER NO. 745-A
CASE NO. 92-17
PAGE NO. 3



MAYBELLE TAYLOR BENNETT
Chairperson
Zoning Commission



MADELIENE H. ROBINSON
Director
Office of Zoning

zco745-A/CBT/LJP