

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 778
Z.C. Case Nos. 95-3M, 95-5, 95-6 and 95-7
June 12, 1995

At its regular monthly meeting on June 12, 1995, the Zoning Commission for the District of Columbia authorized a public hearing for the following:

Case No. 95-3M/90-8M/88-23C
(PUD Modification - Salvation Army)

ANC-2C

This is the application of the Salvation Army requesting a modification to a previously approved and modified planned unit development (PUD) for lots 14, 19-21, 800-804, 807-810, 824, 825 and 828-830, and a portion of a public alley in Square 484. (Z.C. Order Nos. 618 and 618-A), located on the north side of Massachusetts Avenue between 5th and 6th Streets, N.W.

The instant application requests to include adjacent land acquired by the closing of an alley in Square 484, thus increasing the area of the PUD to 30,735 square feet from the original area of 28,826.

Case No. 95-5
(Petition to Map the Tree and Protection Overlay @
Springland Valley)

ANC-3C

This is a petition from the law office of Tersh Boasberg on behalf of the Friends of Springland (FOS) and the Friends of the Earth (FOE) requesting the Commission to map the tree and slope protection (TSP) overlay district in the Springland Valley area to protect and preserve the natural topography, mature trees, stream beds and the vegetation of the neighborhood. The Springland Valley area is a residential neighborhood located along Reno Road and Springland Lane. It is bounded by Rodman Street on the south, Idaho Avenue on the west, Tilden Street on the north and Reno Road on the east.

Case No. 95-6
(Text Amendment - Subsection 1703.1)

ALL ANCS

On May 25, 1995 the Office of Zoning received an application from the law firm of Greenstein, DeLorme and Luchs, P.C. on behalf of Hines Interests Limited Partnership, requesting the Zoning Commission for the District of Columbia to amend the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning (1994). The proposed amendment would affect Section 1703.3 which governs the Downtown Shopping District. Section 1703.3 provides that "each new or altered building shall devote not less than 1.5 or 2.0 floor area ratio (FAR) to (Certain Specified) retail and personal service use

The proposal would amend Section 1703.3 to read as follows:

Each new or altered building that faces or abuts a public street shall devote not less than 0.5 FAR on the ground floor to retail and personal service uses listed in Section 1710 or the arts uses listed in Section 1711; Provided, that the following shall apply:

- (a) Not more than twenty percent (20%) of such required ground floor area shall be occupied by banks, loan offices, other financial institutions, travel agencies, or other transportation ticket offices;
- (b) This ground floor use requirement shall not apply to a building that is entirely devoted to hotel or apartment house use, or to a church or other place of worship; and
- (c) In the applicable sector of the Downtown Arts District, that is, Squares 254, 290, 321, 347, 377, 376, and 375 (South of G Place), uses which are set forth in Section 1711 shall comprise not less than fifty percent (50%) of the floor area required to be devoted to preferred uses.

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Case No. 95-7
(Map Amendment - Capitol South Area Rezoning)

The Zoning Commission considered a land use study and rezoning proposal from the District of Columbia Office of Planning, which recommended rezoning Capitol South Sector of Near Southeast from C-M zoned to C-3-C.

ANC-6B The purpose of this rezoning initiative is to implement the provisions of the Comprehensive Plan for the National Capital that requires that zoning not be inconsistent with the Comprehensive Plan.

It is therefore hereby ORDERED that Z.C. Case Nos. 95-3M, 95-5, 95-6 and 95-7 be authorized for public hearing. Formal "Notices of Public Hearing" are forthcoming.


MADELIENE H. ROBINSON
Director
Office of Zoning

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