

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 803

August 8, 1996

At its regular monthly meeting on August 5, 1996, the Zoning Commission for the District of Columbia authorized a public hearing for Z.C. Case No. 95-9C.

Z.C. Case No. 95-9C

(Consolidated PUD & Map Amendment @ Alabama Avenue - Dupont Park Seventh Day Adventist Church)

Case No. 95-9C in an application from Dupont Park Seventh Day Adventist (SDA) Church for consolidated review and approval of a planned unit development (PUD) and related change of zoning from R-2 to R-5-A for Parcel Nos. 201/100, 201/122, 201/127, 201/200 all in Square 5517 located on Alabama Avenue, S.E.

The property is triangularly-shaped and is situated at the southern portion of Parkview Terrace and Alabama Avenue. Massachusetts Avenue is to the north of the site, Pennsylvania Avenue is to the south, Fort Davis Park is to the west and Alabama Avenue is to the immediate east. The subject property fronts on Q Street and Alabama Avenue.

ANC-7B

The applicant proposes to develop a project for very low income elderly residents containing 45 one-bedroom dwelling units in a single three-story building with a partial basement. All of the dwellings units will be accessible to the handicapped, and the 41 apartments for the elderly will be adaptable for persons with disabilities. The building will contain approximately 38,597 square feet, a floor area ratio (FAR) of 7.4, a height of 30 feet to 54 feet at various elevations, a lot occupancy of 21 percent and an on-grade parking lot providing for 23 parking spaces.

At its regular monthly meeting on May 23, 1996, the Zoning Commission for the District of Columbia authorized public hearings for Z.C. Case Nos. 96-4Z and 96-5.

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Z.C. Case No. 96-4Z  
(Text Amendments - Comprehensive Plan Amendments  
Act of 1994, Consistency Case Part I)

Case No. 96-4Z is an initiative of the Zoning Commission in response to the Office of Planning (OP) Report dated May 3, 1996 requesting the Commission to set for public hearing proposed text amendments to the Zoning Regulations that would eliminate a number of inconsistencies between zoning and the Comprehensive Plan. The proposal is in response to specific references in the Comprehensive Plan Amendments Act of 1994 which require amending portions of the text of the Zoning Regulations.

ALL ANCs

The proposed amendments address the zoning of D.C. Government facilities, campus plans and the central employment area boundary. These proposed amendments are mandated by legislation to ensure that zoning is not inconsistent with the Comprehensive Plan for the National Capital.

Z.C. Case No. 96-5  
(Text Amendments - Solid Waste Handling  
and Disposal Facilities)

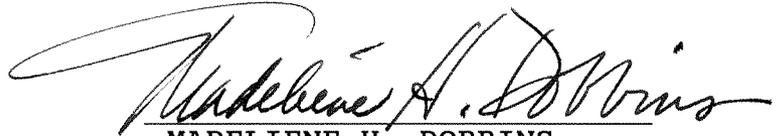
Case No. 96-5 is an initiative of the Zoning Commission in response to the OP report dated May 3, 1996 requesting the Commission to set for public hearing, text amendments that would govern the siting and operation of solid waste handling facilities and solid waste disposal facilities.

ALL ANCs

The proposed amendments would deal with land use issues raised by the location of these facilities in the District of Columbia, and would support the permitting regulations. The proposal would allow the location of solid waste facilities in the C-M and M zone districts with Board of Zoning Adjustment approval. The proposal provides for buffering adjacent to residential areas; regulates truck access, parking, standing and queuing on residential street; subjects the facilities to the "Standards of External Effects" under 11 DCMR 804 and the standards of the D.C. Noise Control Act; provides for parking of facility vehicles and employee vehicles; and requires that major operations be enclosed.

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It is hereby ORDERED that Z.C. Case Nos. 95-9C, 96-4Z and 96-5 be scheduled for public hearing. Formal notices of public hearing are forthcoming.



MADELIENE H. DOBBINS  
Director  
Office of Zoning

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