

Government of the District of Columbia

ZONING COMMISSION



Zoning Commission Order No. 805
Case Nos. 96-7C and 96-10
September 23, 1996

The Zoning Commission for the District of Columbia has authorized the scheduling of public hearings for the following cases:

Case No. 96-7C
(Consolidated PUD and Map Amendment @
3133 Connecticut Avenue, N.W.)

On July 18, 1996, the Office of Zoning received an application from the Klingle Corporation, requesting the Zoning Commission for the District of Columbia for consolidated review and approval of a planned unit development (PUD), and a related change of zoning from R-5-D to R-5-E for Lot 801 in Square 2214.

The PUD site is located at 3133 Connecticut Avenue and consists of 113,561 square feet of land area. A portion of the site is currently occupied by the Kennedy-Warren apartment building, a historic three-phase building, approved in the 1930s.

The first phase which constituted the main building was constructed in 1931 and the second phase, the east wing was built in 1935. Approval of the instant application would enable the applicant to proceed with Phase III of the project.

ANC-3C

The proposed Phase III would constitute the south wing of the existing building. It would consist of 191,830 square feet of floor area, have a floor area ratio (FAR) of 1.69, a lot occupancy of 19 percent, a height of 90 feet, and would provide 154 parking spaces below grade.

On completion, the entire project would have a total gross floor area of 712,205 square feet, an FAR of 6.27, a height of 90 feet, a lot occupancy of 29 percent and 384 parking spaces.

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The applicant is requesting a change of zoning from R-5-D to R-5-E, to accommodate the proposed development.

The R-5-D District permits matter of right medium/high density development of general residential uses, including single-family dwellings, flats, and apartment buildings, to a maximum height of 90 feet, a maximum floor area ratio (FAR) of 3.5, and a maximum lot occupancy of 75 percent.

The R-5-E District permits matter of right general residential uses of high density development, including single-family dwellings, flats, and apartments to a maximum height of 90 feet, a maximum floor area ratio (FAR) of 6.0 for apartment houses and 5.0 for other structures and a maximum lot occupancy of 75 percent.

Case No. 96-10
(Text Amendment - 11 DCMR, Chapter 17)

On August 29, 1996, the Office of Zoning received applications from the law firm of Wilkes, Artis, Hedrick and Lane on behalf of the District of Columbia Department of Housing and Community Development (DHCD) and the Golden Rule Plaza, Inc. for an amendment to the text of Chapter 17 of the Zoning Regulations or in the alternative, a zoning map amendment from DD/C-2-C to C-2-C for portions of Squares 525, 526 and 558.

The applicants proposed these amendments to allow for the construction of a seven-story building consisting of approximately 125-130 apartment units for senior citizens. While the proposed development is predominantly housing, it does not meet the minimum residential requirement of the DD/C-2-C zone.

ANC-2C

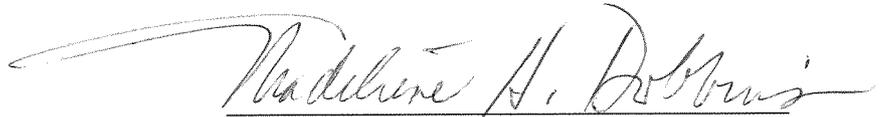
At its regular monthly meeting on September 9, 1996, the Zoning Commission determined that the proposed text amendment would allow the project to proceed under the existing DD/C-2-C zoning.

The proposed text amendment would reduce the residential requirement for property that was formerly in a highway right-of-way, if the proposed housing to be built includes affordable dwelling units as defined by Chapter 17 of the Zoning Regulations, and those units constitute not less than 60 percent of the total floor area ratio (FAR) for the project. Additionally, the proposed amendment would allow for the remainder of the project to consist substantially of other residentially related

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development, and finally, the proposal would allow for a project that is divided by an improved right-of-way to be considered one lot for determining compliance with the proposed amendment.

It is hereby ordered that Z.C. Case Nos. 96-7C and 96-10 (text portion only) be scheduled for public hearings. Formal "Notices of Public Hearing" are forthcoming.



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Director
Office of Zoning

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