

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 812
Case No. 96-11
(Map Amendment - 1300 19th Street, N.W.)
March 25, 1997

The Zoning Commission for the District of Columbia has authorized the scheduling of a public hearing for the above-referenced application.

On September 13, 1996, the Office of Zoning received an application from the law firm of Wilkes, Artis, Hedrick and Lane on behalf of 1901-1917 N Street Associates, requesting the Zoning Commission for the District of Columbia, for a change of zoning from DCOD/SP-2 to DCOD/C-3-C for Lot 84, Square 115 located at 1300 19th Street, N.W.

The applicant requested the Commission to rezone the subject property from DCOD/SP-2 to DCOD/C-3-C to conform the subject site's zoning to the Comprehensive Plan Generalized Land Use Map designation of the property as "High Density Commercial."

ANC-2B

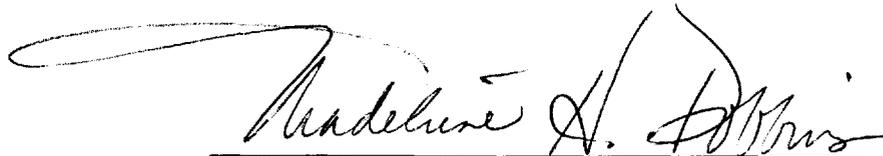
The Dupont Circle Overlay District (DCOD) is mapped in combination with the underlying commercial, special purpose, mixed-use and residential zone districts and not instead of the underlying districts.

The SP-2 District permits matter of right medium/high density development including all kinds of residential uses, with limited offices for non-profit organizations, trade associations and professionals permitted as a special exception requiring approval of the BZA, to a maximum height of 90 feet, a maximum floor area ratio (FAR) of 6.0 for residential and 3.5 for other permitted uses, and a maximum lot occupancy of 80 percent for residential uses.

The C-3-C District permits matter of right major business and employment centers of medium/high density development, including office, retail, housing, and mixed uses to a maximum height of 90 feet, a maximum FAR of 6.5 for residential and other permitted uses, and a maximum lot occupancy of 100 percent.

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It is hereby **ORDERED** that Zoning Commission Case No. 96-11 be scheduled for public hearing. A formal "Notice of Public Hearing" is forthcoming.

A handwritten signature in cursive script, reading "Madeliene H. Dobbins". The signature is written in black ink and is positioned above a horizontal line.

MADELIENE H. DOBBINS
Director

zco812/SDB/LJP