

Government of the District of Columbia

ZONING COMMISSION



**ZONING COMMISSION ORDER NO. 829-B
Case No. 00-16MM/99-07MM/98-20M/97-3C
(Minor Modification to a Consolidated PUD at
828 Bellevue Street, S.E., "Walter Washington Estates")
July 10, 2000**

FINDINGS OF FACT

1. On September 20, 1999, the applicant requested approval of a minor modification to a previously approved Planned Unit Development (PUD) for property located at 828 Bellevue Street, S.E. (Lot 25 in Square 6159). The modifications were requested pursuant to the Consent Calendar provisions of 11 DCMR §3030. The modifications were approved in accordance with Z.C. Order No. 829-A.
2. The subject property is currently being developed with a gated, 152-townhouse community and community center in accordance with Z.C. Order No. 829.
3. The requested modification involves a row of 11 townhouses, located on the southwestern portion of the PUD site, which was the subject of a previous modification (Z.C. Order No. 912; Z.C. Case No. 98-20M/97-3C).
4. The purpose of the requested modification is to substitute a three-story 45 unit low-income elderly apartment building for the 11 townhouses. The elderly apartment building will receive Section 202 funding from HUD due to the severe need to increase the stock of safe and affordable housing for elderly D.C. residents.
5. The proposed apartment building is larger than the 11 townhouses, but the number of occupants and the parking demand for the proposed building will be comparable to the approved townhouse row. Further, the overall density of the PUD will remain the same upon approval of the modification.
6. The Commission finds that the requested modifications are minor in nature as required by Section 3030.2.
7. The proposed modifications will enable the applicant to offer housing in the PUD project to a broader spectrum of D.C. residents and to create a full life-cycle community.

- 7a. The applicant represented to the Commission that the length of the hearing process, where the modifications deemed not to be minor, might jeopardize the funding necessary to complete the process.
8. By memorandum dated July 10, 2000, the Office of Zoning (OZ) reported to the Zoning Commission that the proposed modifications appeared to meet the requirements of Section 3030.
9. Advisory Neighborhood Commission (ANC) 8E, a party in the case, was notified on the requested modification and provided a letter in support of the modification. It was noted that the timing of the minor modification request did not permit the ANC to vote on the matter at a meeting attended by a quorum.
10. On July 10, 2000, at its monthly public meeting, the Zoning Commission reviewed the modifications and took proposed and final action to approve them.

CONCLUSIONS OF LAW

1. The Zoning Commission finds that the proposed minor modification is appropriate and not inconsistent with the intent of 11 DCMR §3030.
2. The Zoning Commission further believes that its decision is in the best interests of the District of Columbia and is consistent with the intent and purpose of the Zoning Regulations and the Zoning Act.
3. The approval of the minor modification is not inconsistent with the Comprehensive Plan for the National Capital.

DECISION

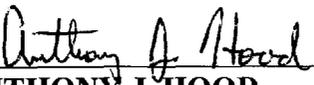
In consideration of the reasons set forth in this order, the Zoning Commission for the District of Columbia hereby orders **APPROVAL** of a minor modification to a previously approved PUD for 828 Bellevue Street, S.E., subject to the following condition:

1. The PUD modifications approved herein shall be in accordance with the plans prepared by Christian & Associates, Inc. identified in the record as Exhibit 1.

This order was adopted and approved by the Zoning Commission at its public meeting on July 10, 2000 by a vote of 4-0: (Kwasi Holman, Carol Mitten, Anthony Hood, and John Parsons to **APPROVE**).

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In accordance with the provisions of 11 DCMR §3028.8, this order shall become final and effective upon publication in the D.C. Register; that is, on **AUG 25 2000**



ANTHONY J. HOOD
Chairperson
Zoning Commission



JERRILY R. KRESS, FAIA
Director
Office of Zoning