

Government of the District of Columbia

ZONING COMMISSION



**ZONING COMMISSION ORDER NO. 844**  
**Z.C. Case No. 98-3C**  
**(Consolidated PUD and Special Exception @**  
**Valley Avenue, South of Oxon Run Park, S. E.)**

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

On February 23, 1998, the Office of Zoning received an application from the law firm of Linowes and Blocher, L.L.P. on behalf of the Enterprise Social Investment Corporation (ESIC) and A&R Development Corporation (A&R) for consolidated review and approval of a planned unit development (PUD) and for approval of a special exception for a community service center. The PUD site consists of all or portions of 35 lots within Squares 5920 and 5928.

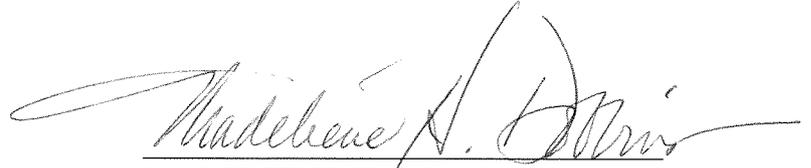
The PUD site is located in the R-5-A District and is located to the south of Oxon Run Park, east of the Greater Southeast Community Hospital. The site consists of lots 27, 59-62 and 812-829 in Square 5920, and lots 26, 27, 35-42, 800 and 802 in Square 5928. The site includes two existing predominantly vacant, garden apartment projects (Valley Green and Skytower) which were U.S. Department of Housing and Urban Development (HUD) projects. The site consists of 20.3 acres or 416,300 square feet of land and is under the receivership of the District of Columbia Housing Authority (DCHA).

**ANC-8E** The applicants purpose to demolish all the existing structures on the site and redevelop the site with a mixture of housing types and a community center. The project would consist of a total 303 housing units, of which 203 units would be family dwelling units consisting of single-family detached units, semi-detached units, townhouses, and small six-unit walkup apartment buildings. The remaining 100 units would be senior apartments. The applicant also requested a special exception to facilitate the location of a community center within the PUD.

The total floor area ratio (FAR) for the PUD would be .46, the height of structures would range from 20 feet to 42 feet, the lot occupancy would be 19 percent and 209 off-street and 317 on-street parking spaces would be provided.

**Z.C. Order No. 844**  
**Case No. 98-3C**  
**Page No. 2**

It is hereby **ORDERED** that Zoning Commission Case No. 98-3C be scheduled for a public hearing. A formal Notice of Public Hearing is forthcoming.

A handwritten signature in cursive script, reading "Madeliene H. Dobbins", written in black ink. The signature is fluid and extends across the width of the page.

**MADELIENE H. DOBBINS**  
**Director**  
**Office of Zoning**

zco844/VCE/LJP