

Government of the District of Columbia
ZONING COMMISSION



ZONING COMMISSION ORDER NO. 848

At its regular monthly meeting on April 13, 1998, the Zoning Commission for the District of Columbia authorized a public hearing for Z.C. Case No. 98-5C.

Z.C. Case No. 98-5C
(Consolidated PUD & Map Amendment @ Alabama Avenue –
Dupont Park Seventh Day Adventist Church)

Case No. 98-5C is 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 and a portion of 201/215 all in Square 5517 located on Alabama Avenue, S.E. The Applicant also requested a waiver of minimum area requirement from 2 acres to 1.53 acres for the R-2 zone district.

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 .74, 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.

It is hereby **ORDERED** that Z.C. Case No. 98-5C be scheduled for a public hearing.


SHERI M. PRUITT-WILLIAMS
Interim Director
Office of Zoning

Zco848/VCE/LJP