

**Government of the District of Columbia**  
**ZONING COMMISSION**



**ZONING COMMISSION ORDER NO. 868**  
**Case No. 98-21C**  
**(Consolidated PUD and Map Amendment @ Wisconsin Avenue**  
**- Hoffman, Inc.)**  
**January 22, 1999**

At its monthly public meeting on January 11, 1999, the District of Columbia Zoning Commission authorized a public hearing for Case No. 98-21C.

Case No. 98-21C is an application from the law firm of Wilkes, Artis, Hedrick & Lane, on behalf of Heurich Company (the owner) and P.N. Hoffman, Inc. (the contract purchaser/the applicant) for a consolidated review and approval of a planned unit development (PUD) and a related change of zoning from C-2-A to C-2-B for Lots 807, 812, and 817, in Square 1734. The property is located at 4725 - 4727 Wisconsin Avenue, N.W.

The PUD site consists of approximately 17,519 square feet of land area. It is bounded by Davenport Street, N.W. to the north, 41st Street, N.W. and Fort Reno Park to the east, Wisconsin Avenue, N.W. to the west, and the intersection of Chesapeake Street and Wisconsin Avenue to the south. The site is presently used as a surface parking lot and is improved with a small building.

ANC-3E The applicant seeks to construct a residential/commercial mixed-use development on the site. The building will have a maximum height of approximately 65 feet. The development will consist of retail/office uses on the first and second floors along Wisconsin Avenue and will include 42 residential units along Davenport and 41st Streets, N.W. The project will consist of a gross floor area of 78,835 square feet, a floor area ratio (FAR) of 4.5, of which 3.75 would be devoted to residential and .75 for commercial purposes, and a lot occupancy of 85 percent. Sixty-six (66) parking spaces would be provided, 42 parking spaces for residential and 24 for commercial uses.

The C-2-A District permits matter of right low-density development, including office, retail and all kinds of residential uses limited to 1.5 FAR, a

maximum height of 50 feet, and a maximum lot occupancy 60 percent for residential uses.

The C-2-B District permits matter of right medium density development, including office, retail, housing, and mixed uses to a maximum height of 65 feet, a maximum (FAR) of 3.5 for other permitted uses, and a maximum lot occupancy of 80 percent for residential uses.

It is therefore ORDERED that Zoning Commission Case No. 98-21C be scheduled for a public hearing.

  
SHERI PRUITT-WILLIAMS  
Interim Director  
Office of Zoning