

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



**ZONING COMMISSION ORDER NO. 874**

At its regular monthly meeting on April 12, 1999, the Zoning Commission for the District of Columbia authorized a public hearing for the following case:

Zoning Commission Case No. 99-1C  
(Consolidated PUD @ Square 4325 – Fort Lincoln Housing)

Case No. 99-1C is an application from the law firm of Wilkes, Artis, Hedrick and Lane, on behalf of Fort Lincoln Housing L. L. C., a District of Columbia limited liability company established for the specific purpose of developing this portion of the Fort Lincoln residential community as permitted and encouraged under the Urban Renewal Plan (URP). The application requested a consolidated review and approval (one step approval) of a planned unit development (PUD) for portion of Parcel No. 173/143 in Square 4325.

The PUD site is located in Ward Five (5) between Fort Lincoln Drive and Commodore Joshua Barney Drive, N.E. The site is approximately 250 feet southwest of Eastern Avenue and south of District of Columbia/State of Maryland border. It is bounded on the north and northeast by vacant land, on the northwest by Lincoln Elementary School and on the southwest by Anacostia Park and the Anacostia River. The site consists of 1,025,337 square feet of land area. It is currently zoned R-5-D and in the ownership of the District of Columbia.

ANC-5A

The applicant proposes to develop the site with a planned unit development containing either 95 single-family detached dwellings or, in the alternative, 80 single-family detached dwellings and 30 condominium units. The project will consist of a gross floor area of 200,000 square feet, a floor area ratio (FAR) of 0.2, a lot occupancy of 18 percent, and a height of 40 feet or three stories.

The R-5-D zone district permits matter-of-right general residential uses of high density development, including single-family dwellings, flats, and apartments to a maximum height of 90 feet, a maximum floor area (FAR) of 6.0 for apartment houses and 5.0 for other structures, and a maximum lot occupancy of 75 percent.

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It is hereby **ORDERED** that Zoning Commission Case No. 99-1C be scheduled for a public hearing.

A handwritten signature in black ink, reading "Sheri Pruitt-Williams". The signature is written in a cursive, flowing style.

**SHERI PRUITT- WILLIAMS**  
**Interim Director**  
**Office of Zoning**