

Government of the District of Columbia
ZONING COMMISSION



ZONING COMMISSION ORDER NO. 911
CASE NO. 99-5C
CONSOLIDATED PUD & MAP AMENDMENT @ A PORTION OF
PARCEL 173/143, SQUARE 4325
October 18, 1999

THIS CASE IS OF INTEREST TO ADVISORY NEIGHBORHOOD
COMMISSION (ANC) 5-A

On October 18, 1999, at its regular monthly meeting, the Zoning Commission for the District of Columbia authorized the scheduling of a public hearing for Z.C. Case No. 99-5C.

The law firm of Wilkes, Artis, Hedrick and Lane on behalf of Fort Lincoln/Premium Distributors of Washington, D.C., L.L.C. ("Premium") is requesting the Zoning Commission for the District of Columbia for consolidated review of a Planned Unit Development and related change of zoning from R-5-D to C-M-1 for a portion of Parcel 173/143 in Square 4325 located in the Fort Lincoln New Town. The proposed PUD will permit the construction of a wholesale beer distributorship, including a warehouse, administrative and management space.

The site is comprised of an approximately 13.42 acre (584,652 square feet) portion of Parcel 173/143 in Square 4325. It is located in the Fort Lincoln New Town between Fort Lincoln Drive, N.E., New York Avenue, N.E., and Eastern Avenue, N.E., approximately 120 feet south of Eastern Avenue. The subject property is in the R-5-D Zone District and is currently controlled by the District of Columbia, administered by the Department of Housing and Community Development.

The project will consist of one building with surface parking. The building will have approximately 164,000 square feet in gross floor area. Of that total, approximately 32,000 square feet will be devoted to office and administrative space and 132,000 square feet will be used as warehouse distribution space. The structure will be 40 feet in height, consisting of one story. There will be 110 full time employees at the property. The total lot occupancy of the site will be thirty percent. The distributorship will purchase beer from various companies around the county, and then sell it to area beer wholesalers and retailers.

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It is therefore **ORDERED** that zoning Commission Case No. 99-5C be scheduled for a public hearing. A formal "Notice of Public Hearing" will be forthcoming. For additional information about this matter, please contact the Office of Zoning on (202) 727-6311.


JERRILY R. KRESS, FAIA
Director
Zoning Commission