

**Government of the District of Columbia**

**ZONING COMMISSION**



**ZONING COMMISSION ORDER NO. 921-A**

**CASE NO. 00-03C**

**(Consolidated PUD & Map Amendment @ Tenleytown Metro Station-  
Albemarle Associates)**

**June 22, 2000**

**THIS CASE IS OF INTEREST TO ADVISORY NEIGHBORHOOD  
COMMISSION 3E**

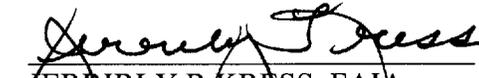
On January 12, 2000, the Office of Zoning received an application from the law firm of Wilkes, Artis, Hedrick and Lane on behalf of Albemarle Associates, LLC and Nelson and Alicia Bregon. The applicant is requesting the Zoning Commission for consolidated review and one-step approval of a Planned Unit Development (PUD) and related map amendment from R-1-B to R-5-B for Square 1772, Lots 1, 2, 803, and 804 located adjacent to the Tenleytown Meterorail Station.

The proposed PUD is a residential development containing twenty-six residential condominium units. The project will consist of approximately 47,500 gross square feet (1.7 FAR) with a building height of approximately forty feet. The total lot occupancy of the site will be approximately fifty percent and thirty parking spaces will be provided.

The R-1-B District permits matter-of-right development of single-family residential uses for detached dwellings with a minimum lot area of 7,500 square feet, a minimum lot width of 75feet, a maximum lot occupancy of forty percent, and a maximum height of three stories/forty feet.

The R-5-B District permits matter-of-right development of general residential uses including sinlge-family dwellings, flats and apartments to a maximum lot occupancy of sixty percent, a maximum floor area ratio (FAR) of 1.8 and a maximum height of sixty feet.

It is hereby **ORDERED** that Zoning Commission Case No. 00-03 be scheduled for public hearing. A formal "Notice of Public Hearing" is forthcoming.

  
\_\_\_\_\_  
JERRILY R. KRESS, FAIA  
Director  
Office of Zoning