

Government of the District of Columbia
ZONING COMMISSION



ZONING COMMISSION ORDER NO. 925
CASE NO. 00-12C
(Consolidated PUD & Map Amendment
@ 3306-3330 Wisconsin Avenue, N.W.)

On April 25, 2000, the Office of Zoning received an application (Case No. 00-12C) from the law firm of Wilkes, Artis, Hedrick and Lane on behalf of GFS Realty and the owner, Friendship Macomb SC, Inc., (Collectively known as GFS). 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 MW/C-1 and R-5-A to MW/C-1 for Lots 56, 57 and 58 in Square 1920 located at 3306-3330 Wisconsin Avenue, N.W.

The property is currently occupied by a variety of retail establishments, including a Giant Food supermarket, and a surface parking lot. GFS proposes to demolish the aging, existing buildings on the property and develop a modern neighborhood retail center with small retailers. Surface parking and two levels of underground parking would be provided in the project and loading facilities for the center will be located below grade, inside of the building. Approximately 450 parking spaces would be provided for shoppers and employees of the center.

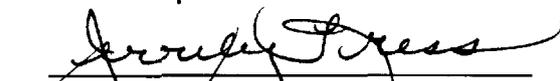
ANC-3C The proposed development will consist of a Giant Food supermarket/pharmacy with a gross floor area of 433,41 square feet of gross floor area. The total project will contain approximately 137,111 square feet of gross floor area, with approximately 80,000 gross square feet for commercial uses and approximately 57,000 gross square feet in the parking structure. The project will be two stories with a building height of approximately 30 feet and a FAR of 1.0.

The MW/C-1 designation indicates a combination of underlying C-1 District and the Macomb Wisconsin Neighborhood Community Overlay District.

The MW/C-1 District permits a maximum floor area ratio (FAR) of 1.0, a lot occupancy of 60 percent, and a height of 40 feet/three stories.

The R-5-A District permits matter-of-right development of single-family detached and semi-detached dwellings, and with the approval of the Board of Zoning Adjustment low density development of general residential uses including rowhouses, flats, and apartment to a maximum floor area ratio (FAR) of 0.9, a maximum height of three stories/forty feet.

It is therefore **ORDERED** that Zoning Commission Case No. 00-12C be scheduled for a public hearing. A formal "Notice of Public Hearing" and be forthcoming.



JERRILY R. KRESS, FAIA
Director
Office of Zoning

zco925/VCE/LJP