Government of the District of Columbia
ZONING COMMISSION

June 4, 2002

M E M O R AND U M

TO: Zoning Commission Members

FROM: Alberto P. Bastida, AICP
Secretary to the Zoning Commission

SUBJECT: Z.C. Case No. 02-23/00-33C (Minor Modification of Order No. 940 – Jemal's Cayre Woodies LLC – 1025 F Street, N.W.)

On May 29, 2002, Jemal's Cayre Woodies LLC (applicant) requested a minor modification of Zoning Commission Order No. 940, dated April 16, 2001. The minor modification requested would extend by five days the deadline for the filing of plans for the construction of an apartment building in Square 377. The Order required the plans to be filed within one year, or by May 11, 2002. Since May 11, 2002, was a Saturday, the filing would have been due on Monday, May 13, 2002. The plans were actually filed on May 16, 2002, and are on record with the Department of Consumer and Regulatory Affairs. This modification would retroactively extend the filing deadline by five days to make the Order consistent with the filing of the plans and to remove a technical non-compliance.

Due to the minor nature of the request, as well as the non-controversial nature of the original application, the applicant requested that the minor modification request be processed on the Commission's consent agenda at the June 10, 2002, public meeting. Section 3030 of the Zoning Regulations provides for the Commission's approval of minor modifications on its consent calendar agenda when appropriate.

As detailed further below, it is recommended that this request for consent calendar approval for the minor modification requested be granted at the Commission's June 10, 2002, public meeting.

3030.1 N/A

ZONING COMMISSION
District of Columbia
Case 02-23
Exhibit 2

3030.2 This request to extend the filing deadline for five days represents a modification of little impact on the project previously approved by Zoning Commission Order No. 940. The uses and physical form of the development approved for the Woodies building are not changed, nor are the uses or minimum square footage required for the residential building site in Square 377. The primary focus of the proceeding before the Commission, as well as the conditions imposed in the Order, was to assure that preferred uses (retail on site and residential off-site) were provided in a timely manner and that the office uses also approved for the Woodies building were accompanied early-on by the other preferred uses. Extending the time period by five days has no adverse bearing on the thrust of the approved PUD. The Applicant has indicated why the plans took slightly longer than projected to prepare; that rationale seems cogent on its face.

3030.3 One of the Parties has requested placement of this matter on the Consent Calendar.

3030.4 Applicant's submission complies.

3030.5 Applicant's submission complies.

3030.6 Applicant's submission complies.

3030.7 Not applicable.

3030.8 As of the date of this memorandum, the other party, ANC 2C, has not filed a response.

3030.9 The Secretary to the Zoning Commission recommends placement of this request on the Commission's consent calendar.

3030.10 The Secretary to the Zoning Commission has determined that there is no advice necessary from other District agencies.

3030.11 The Secretary to the Zoning Commission has determined that it is appropriate to place this matter on the consent calendar for consideration and action by the Zoning Commission without public hearing at its June 10, 2002, public meeting.

3030.12 Not applicable to this report.

3030.13 The Secretary to the Zoning Commission recommends that the requested modification be granted as consistent with the intent of the Commission in approving its original Order No. 940.