GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: D.C. Zoning Commission

FROM: Andrew Altman
Director

DATE: July 21, 2003

SUBJECT: Case No. **ZC-03-24**: Setdown for a Planned Unit Development and a related Map Amendment to the R-5-D Zoning District for 2126 Wyoming Avenue, N.W. (Square 2528, Lot 911), filed by Holland & Knight, LLC.

RECOMMENDATION

The Office of Planning recommends setdown of the proposed planned unit development and related map amendment to permit:

- The conversion of a former school building into two dwelling units;
- The renovation of a carriage house into a four-car garage; and
- The construction of a three-story, four-unit condominium apartment building.

BACKGROUND

The existing main building on the subject property was originally constructed as a single-family detached dwelling in 1907. It was last used as a private school for the Field School and is located within the Sheridan-Kalorama Historic District. The building is now vacant and the current owner purchased the property in October 2002.

The applicant proposes to renovate the former school building into two residential units. The exterior will be altered to add an entrance for the second dwelling unit, and building additions will be constructed to add adequate living space to each of the units. A four-unit three-story apartment building is to be constructed on the east side of the property, for a total of six dwelling units on-site. The carriage house at the rear or southern side of the property is to be converted into a four-car garage, and a four-car parking pad is proposed adjacent to the alley, for a total of eight off-street parking spaces.

HISTORIC PRESERVATION

The subject property is located within the Sheridan-Kalorama Historic District. Therefore, the design of the project, including new construction and renovations, will be subject to review by the Historic Preservation Review Board.

ZONING COMMISSION
District of Columbia
Case 03-24
Exhibit 6

ZONING COMMISSION
District of Columbia
CASE NO.03-24
EXHIBIT NO.6

ZONING

The subject property is located within the R-3 Zoning District. Adjacent to the subject property to the west is the R-5-D District, and to the south, across a public alley (Tracey Place) are the R-5-D and the R-5-B Districts. To the east is the R-3 District, and to the north, across Wyoming Avenue, is the D/R-1-B District.

The property is located adjacent to the R-5-D Zoning District to the east and is surrounded by a combination of high-density residential, hotels, diplomatic and single family uses. The neighborhood approached OP in early spring stating their concern about the development of the property as either a diplomatic or an institutional use and the potential adverse impact such development would have on their residential character.

ADJOINING PROPERTIES		
ZONING DISTRICT		IMPROVEMENTS
North	D/R-1-B	Large single-family detached dwelling
		Embassy
West	R-3	3-story residential semi-detached dwelling
East	R-5-B	6-story hotel building
South	R-5-B	7-story hotel building
	R-5-D	9-story apartment building

The applicant proposes the rezoning of the subject property to an R-5 District in combination with a PUD to permit multi-family housing, which is not permitted within the R-3 District. The subject property abuts two R-5 Districts, the R-5-B and the R-5-D. The proposed development of the site conforms to all of the bulk requirements of the R-5-B District with the exception of lot occupancy. Maximum lot occupancy permitted within the R-5-B District is 40 percent and the applicant proposes a lot occupancy of 49.5 percent. The R-5-D District permits maximum lot occupancy of 75 percent, and the applicant's proposal is in conformance with this requirement.

The property is designated moderate density residential, which is typically accompanied by an R-3, R-4 or R-5-B Zoning District. However, as the subject property consists of only 16,5000 square feet in area, it is not be eligible for a Planned Unit Development. The absolute minimum area necessary for a PUD in a moderate density zoning district is one-half acre (21,780 square feet) for the R-5-B Zoning District (§§ 2401.1(c) and 2401.2).

MINIMUM PUD AREA	
R-3 Zoning District	87,120 SF or 2 acres (43,560 SF if approved by the ZC)
R-5-B Zoning District	43,560 SF or 1 acre (21,780 SF if approved by the ZC)

R-5-D Zoning District	15,000 SF
Site Area	16,500 SF

The Floor Area Ratio (FAR) proposed by the applicant is 1.25 and the Generalized Land Use Map recommends moderate residential density for the subject property. Although the R-5-D Zoning District is a medium-high density residence district as defined by § 105.1(a)(5)(B) of the Zoning Regulations, the proposed FAR is consistent with the moderate density designation of the Comprehensive Plan as defined by that same section of the Zoning Regulations. The maximum FAR permitted within the R-5-B District is 1.8, in excess of the 1.25 proposed by the application.

Section 350 of 11 DCMR sets forth the intent if the R-5 Districts:

350 R-5 DISTRICTS: GENERAL PROVISIONS

350.1 The R-5 Districts are general Residence Districts designed to permit flexibility of design by permitting in a single district, except as provided in §§ 350 through 361, all types of urban residential development if they conform to the height, density, and area requirements established for these districts under chapter 4 of this title. The R-5 Districts shall also permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that area excluded from the more restrictive Residence Districts.

350.3 Except as provided in chapters 20 through 25 of this title, in any R-5 District, no building or premises shall be erected or altered that is arranged, intended, or designed to be used except for one (1) or more of the uses listed in §§ 350 through 361.

COMPREHENSIVE PLAN

The map amendment is not inconsistent with the Comprehensive Plan objectives and actions, including:

1304 WARD 2 OBJECTIVES FOR HOUSING

1304.1 The objectives for housing are as follows:

(a) Stimulate production of new and rehabilitated housing to meet all levels of need and demand...

(d) Encourage homeownership;

1305 WARD 2 ACTIONS IN SUPPORT OF HOUSING OBJECTIVES

1305.1 The actions in support of housing objectives are as follows:

(a) The District government shall encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land-use policies and objectives;

1316 WARD 2 OBJECTIVE FOR URBAN DESIGN

1316.1 The objective for urban design is to develop a quality urban design environment, combining old and new developments...

1326 WARD 2 OBJECTIVES FOR RESIDENTIAL LAND USE

1326.1 The objectives for land use are as follows:

(a) To conserve and enhance existing residential neighborhoods in Ward 2;

1327 WARD 2 ACTIONS IN SUPPORT OF RESIDENTIAL LAND USE OBJECTIVES

1327.1 The actions in support of land use objectives are as follows:

(a) The District government should do the following:

(1) Maintain and enhance older established residential neighborhoods and areas,...

(j) A substantial part of the amenities provided in proposed Planned Unit Developments (PUDs) shall accrue to the community in which the PUD would have an impact;...

The area has been identified on the Generalized Land Use Map as moderate density residential, which is described as *"Row houses and garden apartments are the predominant uses; may also include low density housing."*

CONCLUSION

In order to remain consistent with the Comprehensive Plan designation and be eligible for a PUD, the applicant has applied for a residential PUD at a moderate density FAR (1.25) with a related map amendment that would extend the R-5-D District. The Office of Planning believes the proposed planned unit development and related map amendment

are not inconsistent with the above objectives and actions of the Comprehensive Plan and would result in the expedited achievement of many. This proposal will provide additional residential units, including the renovation of a former residential property.

RECOMMENDATION

The Office of Planning recommends setdown of the proposed Planned Unit Development and map amendment to assign the R-5-D Zoning District to 2126 Wyoming Avenue, N.W., Square 2528, Lot 911.

AA/sjm,AICP



Feature Key

Zoning Boundaries
Square Index

Ortho-Photography was taken in 1999.

Zoning Commission
Case No. 03-___

DC Office of Planning
July 21, 2003

Scale 1:1253

N

25 0 25 50 75 Feet

Attachment 1