Government of the District of Columbia

ZONING COMMISSION

September 3, 2004

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 04-08A
(Request For Minor Modifications – Saint Elizabeths Hospital)

On July 30, 2004, Arnold and Porter LLP, on behalf of the D.C Department of Mental Health, filed this application The applicant requests, at the suggestion of the Office of Planning, a Minor Modification to expand the site by 5.19 acres and to change the designation of the additional land from unzoned to SP-1 The added site area is irregular in shape (see attached map). It accommodates the roadway that accesses the proposed new hospital, a small gatehouse for the new hospital, and open space along Alabama Avenue, S.E. As a result of this added area, the total land area for the proposed Second Stage PUD will consist of 54 59 acres

As detailed further below, it is recommended that this request for Consent Calendar approval for the minor modifications be granted at the Commission's September 13, 2004, public meeting

Below, in summary fashion, are the written comments and recommendations to the Zoning Commission pursuant to **Section 3030 Consent Calendar**

3030 1 N/A

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EXHIBIT NO. 3

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CASE NO.04-08A
EXHIBIT NO.3

3030 2 The request is for a minor modification to the First Stage PUD as approved in Zoning Commission Order No 02-45 The Office of Planning (OP) requested that the applicant seek the following minor modification enlargement of the site to include the roadway that accesses the proposed new hospital, a small gatehouse for the new hospital and open space along Alabama Avenue, S E., adjacent to and extending to the west of the Congress Heights Metrorail station In this manner, the area added to the PUD site can be maintained as open space under the PUD Plan and Zoning Order.

3030 3 The Applicant, a party to this case, 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 8C, has not filed a response.

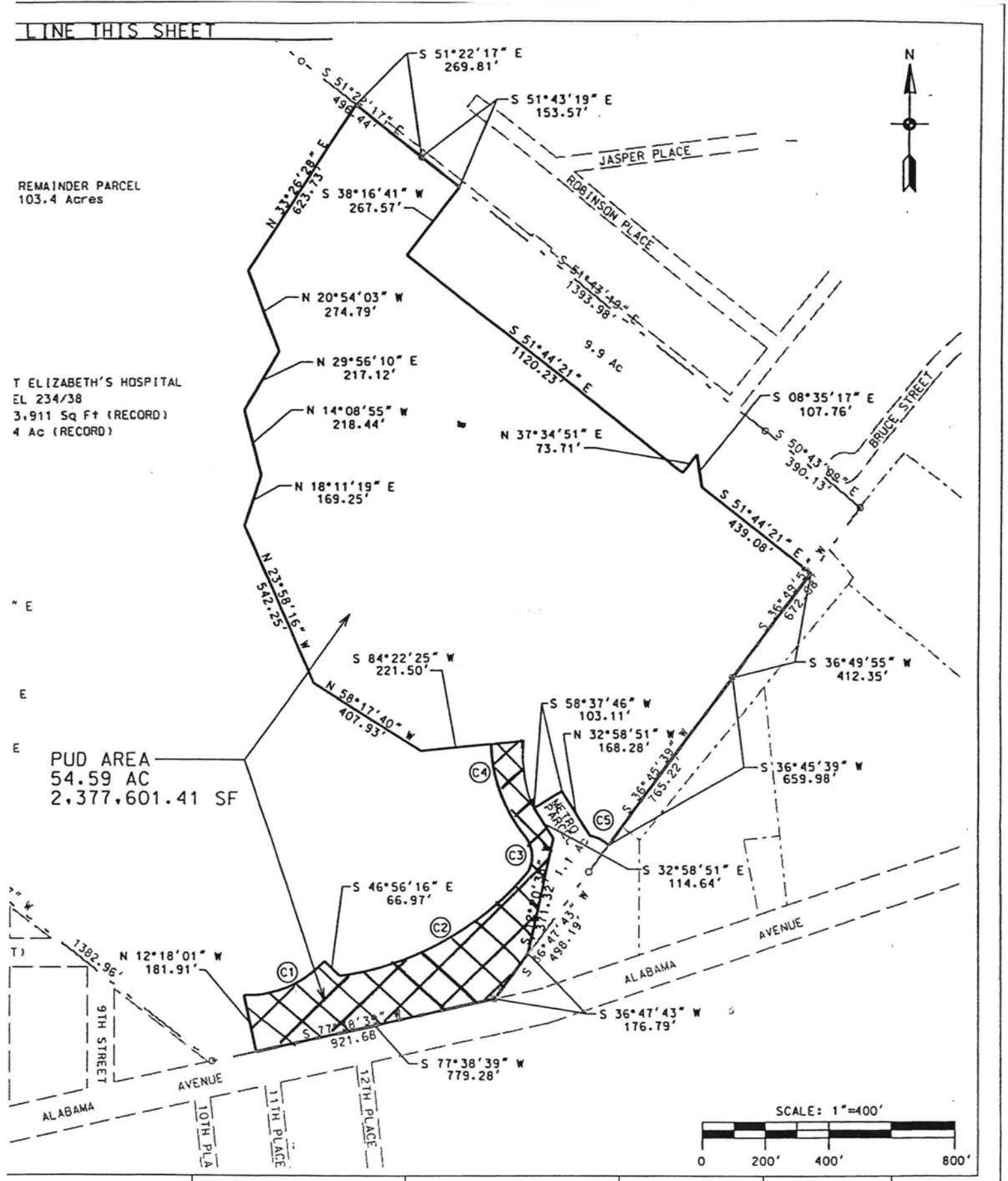
3030.9 The Secretary to the Zoning Commission recommends placement of this request on the Commission's Consent Calendar.

3030 10 The Office of Planning has not submitted a report regarding these modifications 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 September 13, 2004, public meeting.

3030.12 Not applicable to this report

3030.13 The Secretary to the Zoning Commission recommends that the requested modifications be granted as consistent with the intent of the Commission in approving its original Order No. 02-45 as not substantially impairing the intent, purpose, or integrity of the zone plan as embodied in the Zoning Regulations and Zoning Map.



KEY PLAN:

NO. REVISION/ SUBMISSION DATE

DATE: 05.10.2004
SCALE:
EYP PROJECT NO. 2001222.60
DESIGNED BY:
DRAWN BY:
CHECKED BY:

SAINT ELIZABETH'S HOSPITAL
PUD AREA

1 OF 1

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