

GOVERNMENT OF THE DISTRICT OF COLUMBIA Z003 APR -2 PM 2:02
Office of Zoning



MEMORANDUM

To: Office of Documents and Administrative Issuance
From: Sharon S. Schellin *S.S.*
Secretary to the Zoning Commission
Date: April 2, 2008
Re: Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on April 11, 2008:

1. Z.C. Notice of Public Hearing (Case No. 05-24B);
2. Z.C. Notice of Public Hearing (Case No. 06-40);
3. Z.C. Order No. 03-32A-1 (Case No. 03-32A);
4. Z.C. Order No. 05-14A-1 (Case No. 05-14A);
5. Z.C. Order No. 976 (Case No. 00-06); and
6. Z.C. Order No. 05-37 (Case No. 05-37).

Attachment

ZONING COMMISSION
District of Columbia

CASE NO. 5-14A
EXHIBIT NO. 5

ZONING COMMISSION ORDER NO. 05-14A-1

Z.C. Case No. 05-14A

**Minor Modification to the Consolidated Planned Unit Development for
Non-Profit Community Development Corporation of Washington, D.C., Inc.**
July 9, 2007

Pursuant to notice, a public meeting of the Zoning Commission for the District of Columbia (the "Commission") was held on July 9, 2007. At the meeting, the Zoning Commission approved an application from the Non-Profit Community Development Corporation of Washington, D.C., Inc. (the "Applicant") for a minor modification to an approved planned unit development ("PUD") for specified property located at 2750 14th Street, N.W. (Square 2677, Lot 73). Because the modification was deemed minor, a public hearing was not conducted. The Commission determined that this modification request was properly before it under the provisions of §§ 2409.9 and 3030 of the Zoning Regulations.

FINDINGS OF FACT

By Zoning Commission Order No. 05-14, dated October 7, 2005, the Commission approved a PUD for property in Square 2667, Lot 73. The Order approved the construction of a mixed-use building including an affordable housing component, a market-rate housing component, a child care center, and retail commercial space in the Columbia Heights neighborhood. The Applicant noted that one of its goals towards revitalization of the 14th Street corridor was to provide space for a child care center in its building which would be operated by Urban Development Associates. To this effect, Condition No. 10 of the order required the Applicant to provide an 8,000-square-foot child care center in the building.

The application stated that the requested modification to Z.C. Order No. 05-14 was necessary because the child care operator, Urban Development Associates, defaulted on its lease with the Applicant. The Applicant secured a new lessee, AppleTree Learning Public Charter School, Inc. ("AppleTree"), and entered into a 10-year lease for approximately 9,851 square feet in the building. AppleTree will provide full-day, tuition-free early childhood education for three- and four-year old children through their public charter preschool program. Accordingly, the Applicant is requesting a modification of Condition No. 10 to allow for this use in addition to a "child care center."

There was no opposition to this minor modification request. Advisory Neighborhood Commission 1B was served by the Applicant with the requested modification but did not

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the site in accordance with this Order and any amendments thereof by the Zoning Commission.

This application was approved by the Zoning Commission at its public meeting on July 9, 2007, by a vote of 5-0-0 (Carol J. Mitten, John G. Parsons, Anthony J. Hood, Gregory N. Jeffries, and Michael G. Turnbull).

In accordance with the provisions of 11 DCMR § 3028.8, this Order shall become final and effective upon publication in the D.C. Register; that is, on APR 11 2008.