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272102	Submitted to ODAI	Notices, Opinions	Board of Zoning Adjustment Order Case No. 18049	5/21/2010 Vol 57/21	5/17/2010 09:17:23
268707	Submitted to ODAI	Public Hearing	Board of Zoning Adjustment Public Hearing Notice for July 27, 2010	5/21/2010 Vol 57/21	5/12/2010 09:53:58
134750	Unconfirmed	Notices, Opinions	Board of Zoning Adjustment Summary Order No. 18014	1/22/2010 Vol 57/4	1/27/2010 22:14:19
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Office of Documents and Administrative Issuances
441 4th Street, NW, Suite 520S, Washington, DC 20001
Phone (202) 727 5090 Fax: (202) 727 6042
Email: DCdocuments@dc.gov

ZONING COMMISSION
District of Columbia

CASE NO.

05-2813

EXHIBIT NO.

9

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 05-28B
(Modification to Previously Approved First-Stage PUD; Second-Stage PUD; and
Related Map Amendment @ Square 5055, Lots 23-25, 801, 802, and
Portions of Lots 22 and 803)
May 17, 2010

THIS CASE IS OF INTEREST TO ANC 7D

On May 11, 2010, the Office of Zoning received an application from DC Primary Care Association (the "Applicant") for approval of a modification to a previously approved first-stage PUD; a second-stage PUD; and a related map amendment for the above-referenced property. The first-stage PUD (Z.C. Order No. 05-28), encompassed three Squares (5041, 5055, and 5056). A previous second-stage PUD (Z.C. Order No. 05-28A), to include a 98-unit senior living facility and 112 single-family townhomes, was approved for Square 5041.

The property that is the subject of this application consists of Square 5055, Lots 23-25, 801, 802, and Portions of Lots 22 and 803 in Northeast Washington, D.C. (Ward 7) on property approximately bounded by Kenilworth Terrace (north), Hayes Street (east), Kenilworth Avenue (south), and 90 feet west of Hayes Street (west). The property is currently zoned C-2-B. The Applicant proposes a PUD-related map amendment to zone the property to C-3-A.

The first-stage PUD approved residential development for the site. The Applicant proposes a modification to the first-stage PUD approval in order to construct a health care center and a temporary parking area for this phase of the second-stage PUD.

This second-stage PUD would consist of a three-story health care center (the Parkside Health Care Center) that will be operated by Unity Health Care, Inc., whose mission is, "to offer a citywide network of quality health and human services to the medically underserved, regardless of race, ethnic background or ability to pay." The facility will offer the following health care services: walk-in care facilities, family practice, dental, women and infant health care, wellness and associated lab, and pharmacy. The project will also include 85 parking spaces: 12 spaces within the health care center and 73 spaces in a temporary parking lot adjacent to the center. (In the future, the parking lot will be replaced with a building that will provide the needed parking interior to the site.)

For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.