

MENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

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Commissioner Frank S. Wiggins *
ANC/SMD 6E03
1350 5th Street, N.W.
Washington, DC 20001

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ZONING COMMISSION
District of Columbia
CASE NO.16-07
EXHIBIT NO.44

BC: 20001271441 0034N068101-00017

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 16-07
Z.C. Case No. 16-07
W-G 9th & O, LLC
(Consolidated PUD and Related Map Amendment @ Square 399)
January 9, 2017

Pursuant to notice, the Zoning Commission for the District of Columbia (“Commission”) held a public hearing on October 24, 2016, to consider applications for a consolidated planned unit development (“PUD”) and related zoning map amendment filed by W-G 9th & O, LLC (“Applicant”). The Commission considered the applications pursuant to Chapters 24 and 30 of the District of Columbia Zoning Regulations, Title 11 of the District of Columbia Municipal Regulations (“DCMR”). The public hearing was conducted in accordance with the provisions of 11 DCMR § 3022. For the reasons stated below, the Commission **HEREBY APPROVES** the applications.¹

FINDINGS OF FACT

The Applications, Parties, Hearings, and Post-Hearing Filings

1. On March 29, 2016, the Applicant filed applications with the Commission for consolidated review and approval of a PUD and a related Zoning Map amendment from the C-2-A Zone District to the C-2-B Zone District for property located at 810 O Street, N.W. (Square 399, Lot 66) (“PUD Site”).
2. The PUD Site has a land area of approximately 15,093 square feet and is a rectangular lot bounded by O Street, N.W. to the north, a 10-foot public alley to the east, private property to the south, and 9th Street, N.W. to the west. The PUD Site is located within the Shaw Historic District and is improved with the Scripture Cathedral Church, a 50-foot-tall brick building constructed in 1986. The Scripture Cathedral Church does not contribute to the Historic District since its construction post-dates the period of significance (1833-1932).

¹ Pursuant to Subtitle A § 102.3(c) of the 2016 Zoning Regulations, an application for a building permit filed on or after September 6, 2016 is vested under the 1958 Zoning Regulations if the building permit plans are consistent with an unexpired approval of a first-stage, second-stage, or consolidated planned unit development that was granted after September 6, 2016, but which was set down for a public hearing prior to September 6, 2016. In this case, the consolidated planned unit development was set down for a public hearing on June 3, 2016, and is therefore considered a vested project under the 1958 Zoning Regulations.