

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 94-01B

Z.C. Case No. 94-01B

Manger 8-10-34 Trust Partners, LLC

**(Modification without Hearing for a Planned Unit Development @ Square 247, Lot 96,
[1331 L Street, N.W.]**

April 30, 2026

Pursuant to notice, at its April 30, 2026 public meeting, the Zoning Commission for the District of Columbia (“Commission”) considered the application (“Application”) of Manger 8-10-34 Trust Partners, LLC (“Applicant”) for a Modification without Hearing to the design of the approved Planned Unit Development (“PUD”) for Lot 96 in Square 247, with a street address of 1331 L Street, N.W. (the “Property”). The Commission reviewed the Application pursuant to the Commission’s Rules of Practice and Procedure, which are codified in Subtitle Z of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, to which all subsequent citations refer unless otherwise specified). For the reasons stated below, the Commission **APPROVES** the Application.

I. FINDINGS OF FACT

PRIOR APPROVALS

1. Pursuant to Z.C. Order No. 684, effective in February 1991, the Commission approved a PUD to authorize construction of a mixed-use office and retail building with a maximum height of 110 feet and maximum Floor Area Ratio (“FAR”) of 9.25.
2. Pursuant to Z.C. Order No. 684A, with an effective date of December 30, 1994, the Commission approved a modification of certain conditions of the PUD related to its off-site housing proffers, including a requirement that funds in the amount of \$3,000,000 be paid to the Salvation Army for the construction of housing at 1850 New York Avenue, N.E. and funds in the amount of \$500,000 be paid for the provision of housing within the boundaries of Advisory Neighborhood Commission (“ANC”) 2F.
3. Pursuant to Z.C. Order No. 684B, with an effective date of March 22, 1995, the Commission extended the validity of the PUD approval to December 30, 1999.
4. Pursuant to Z.C. Order No. 684C, with an effective date of June 6, 1997, the Commission extended the validity of the PUD approval to December 30, 2009.
5. Pursuant to Z.C. Order No. Order No. 684D, with an effective date of September 29, 2006, the Commission approved a modification to allow changes to the exterior design of the approved PUD.

PARTIES AND NOTICE

6. The following were automatically parties to this proceeding pursuant to Subtitle Z § 403.5:
 - The Applicant; and
 - ANC 2C.
7. The Applicant served the Application on March 6, 2026, on ANC 2C as well as the D.C. Office of Planning (“OP”) and the District Department of Transportation (“DDOT”) as attested by the Certificate of Service submitted with the Application. (Exhibit [“Ex.”] 2).

II. THE APPLICATION

8. On March 6, 2026, the Applicant filed the Application requesting a Modification without Hearing to seek approval to modify certain exterior elements, including the ground floor street-facing design and penthouse space (the “Project”) (Ex. 2).
9. The plans submitted with the Application (“Plans”) show changes to the ground floor vestibule as well as potential tenant signage at the ground floor. The Plans indicate that a portion of the ground floor will be used as lobby space and a portion will be used for “office lounge/or/retail.” (Ex. 2B).
10. The Plans show changes to the penthouse, including new habitable penthouse space. The Applicant noted that it anticipates contributing approximately \$84,270 to the Housing Production Trust Fund for the penthouse habitable space (Ex. 2; 2B).

III. RESPONSES TO THE APPLICATION

11. OP submitted a report on April 20, 2026 (“OP Report”) recommending approval of the Application. OP concluded that the proposed changes would not impact the overall design or intent of the PUD. OP considered that the updated façade on the ground floor appeared typical for an office building of this age. OP further concluded that the Application could appropriately be considered as a modification without hearing due to the scale of the changes and because the modifications could be understood without a hearing. OP concluded that the changes could help bring more activity to the street by attracting office tenants through enhanced building amenities (Ex. 5).
12. By report dated April 21, 2026, and pursuant to vote taken at a regularly-scheduled and duly-noted public meeting on April 14, 2026, with a quorum present, ANC 2C voted unanimously to support the Application (Ex. 6).

CONCLUSIONS OF LAW

1. Subtitle Z § 703.1 authorizes the Commission, in the interest of efficiency, to make modifications without a public hearing to approved contested case final orders and plans approved by such orders.

2. Subtitle Z § 703.6 defines a “Modification without Hearing” as “a modification in which impact may be understood without witness testimony.”
3. Subtitle Z § 703.6 includes “a redesign or relocation of architectural elements and open spaces from the final design approved by the Commission” as an example of a Modification without Hearing.
4. The Commission concludes that the Application qualifies as a Modification without Hearing within the meaning of Subtitle Z § 703.6, as a request to modify the approved plans and therefore the modification can be granted without a public hearing pursuant to Subtitle Z § 703.1.
5. The Commission concludes that the Applicant satisfied the requirement of Subtitle Z § 703.10 to serve the Application on all parties to the original proceeding, in this case ANC 2C; and OP, at the same time the Application was filed with the Office of Zoning.
6. The Commission concludes that all parties were allowed 30 days after the Application was filed and served on March 6, 2026, to file responses to the Application in accordance with Subtitle Z § 703.12; and the Application was filed at least thirty-five days (35) days prior to the public meeting at which the Application was considered by the Commission, in accordance with Subtitle Z § 703.13. The Application was filed on March 6, 2026 and considered April 30, 2026.
7. The Commission finds that the Application is consistent with the PUD as previously approved because the modifications will not alter the overall design of the PUD and the changes will update an aging building to attract new office tenants that could help activate the surrounding area.

“GREAT WEIGHT” TO THE RECOMMENDATIONS OF OP

8. The Commission is required to give “great weight” to the recommendation of OP pursuant to § 5 of the Office of Zoning Independence Act of 1990, effective September 20, 1990 (D.C. Law 8-163; D.C. Official Code § 6-623.04 (2018 Repl.)) and Subtitle Z § 405.9 (Metropole Condo. Ass’n v. D.C. Bd. of Zoning Adjustment, 141 A.3d 1079, 1087 (D.C. 2016)).
9. The Commission finds OP’s recommendation to approve the Application persuasive and concurs in that judgment.

“GREAT WEIGHT” TO THE WRITTEN REPORT OF THE ANC

10. The Commission must give “great weight” to the issues and concerns raised in a written report of the affected ANC that was approved by the full ANC at a properly noticed meeting that was open to the public pursuant to § 13(d) of the Advisory Neighborhood Commissions Act of 1975, effective March 26, 1976 (D.C. Law 1-21; D.C. Official Code § 1-309.10(d) (2012 Repl.)) and Subtitle Z § 406.2. To satisfy the great weight requirement, the Commission must articulate with particularity and precision the reasons why an affected ANC does or does not offer persuasive advice under the circumstances (Metropole

Condo. Ass'n v. D.C. Bd. of Zoning Adjustment, 141 A.3d 1079, 1087 (D.C. 2016)). The District of Columbia Court of Appeals has interpreted the phrase “issues and concerns” to “encompass only legally relevant issues and concerns.” (Wheeler v. District of Columbia Board of Zoning Adjustment, 395 A.2d 85, 91 n.10 (1978) (citation omitted)).

11. The Commission finds ANC 2C’s recommendation to approve the Application persuasive and concurs in that judgment.

DECISION

In consideration of the case record and the Findings of Fact and Conclusions of Law herein, the Commission concludes that the Applicant has satisfied its burden of proof and therefore **APPROVES** the Application’s request for a Modification without Hearing, subject to the following conditions:

1. The Project shall be built in accordance with the plans and elevations approved as part of Zoning Commission Order Nos. 684 and 684-D, as modified by the plans, elevations and diagrams dated March 3, 2026 (Ex. 2B) (the “Final Plans”) and subject to the areas of design flexibility noted therein and as follows:
 - a. Interior Components: To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, atria, and mechanical rooms, provided that the variations do not change the exterior configuration of the building as shown on the plans approved by the order;
 - b. Exterior Materials – Color: To vary the final selection of the colors of the exterior materials based on availability at the time of construction, provided such colors are within the color ranges shown on the plans approved by the order;
 - c. Exterior Details – Location and Dimension: To make minor refinements to the locations and dimensions of exterior details that do not substantially alter the exterior configuration of the building or design shown on the plans approved by the order. Examples of exterior details would include, but are not limited to, doorways, canopies, railings, and skylights;
 - d. Streetscape Design: To vary the location, attributes, and general design of the approved streetscape to comply with the requirements of, and the approval by, the DDOT Public Space Division; and
 - e. Signage: To vary the font, message, logo, and color of the approved signage, provided that the maximum overall dimensions and signage materials are consistent with the signage on the plans approved by the order and are compliant with the DC signage regulations.

All other conditions of Z.C. Order No. 684, as modified by Z. C. Order No. 684A and Z.C. Order No. 684D shall remain unchanged and in effect.

FINAL ACTION

VOTE (April 30, 2026): 4-0-1

(Tammy Stidham, Anthony J. Hood, Robert E. Miller, and Gwen Wright to approve; Joseph S. Imamura having not participated, not voting).

In accordance with the provisions of Subtitle Z, Section 604.9, this Order No. 94-01B shall become final and effective upon publication in the *District of Columbia Register*; that is, on July 17, 2026.

BY THE ORDER OF THE D.C. ZONING COMMISSION

A majority of the Commission members approved the issuance of this Order.



ANTHONY J. HOOD
CHAIRMAN
ZONING COMMISSION

SARA A. BARDIN
DIRECTOR
OFFICE OF ZONING

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ. (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.