

DEPARTMENT OF DISTRICT PLANNING
AND COMMUNITY DEVELOPMENT

Government of the District of Columbia

OFFICE OF ZONING

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MEMORANDUM

TO: Arnold R. Finlayson, Administrator
Office of Documents and Administrative Issuance

FROM: Alberto P. Bastida, AICP
Secretary to the Zoning Commission *APB*

DATE: March 25, 2002

SUBJECT: Publication for the Office of Zoning

Please publish the following in the D.C. Register on April 5, 2002:

1. Zoning Commission Notice of Filing (Z.C. Case No. 02-17); and
2. Zoning Commission Notice of Emergency Rulemaking and Order No. 02-15.

APB

Received By

3/26/02

Date

Attachment

ZONING COMMISSION NOTICE OF FILING
Case No. 02-17
(PUD & Map Amendment @ Square 1163, Lot 805 and a Portion of Lot 7 –
5401 Western Avenue, N.W.)
March 25, 2002

On March 22, 2002, the Office of Zoning received an application from Stonebridge Associates 5401, LLC, on behalf of 5401 Western Avenue, LLP and the Abraham and Louise Lisner Home for Aged Women (collectively, the “Applicant”), requesting consolidated review and approval of a Planned Unit Development (“PUD”) and related Zoning Map Amendment in accordance with District of Columbia Zoning Regulations, 11 DCMR (July 1996).

The property that is the subject of this application consists of Lot 805 and a portion of Lot 7 in Square 1163 and is located at the intersection of Western Avenue, N.W., and Military Road, N.W. Lot 805 is zoned R-5-B and is currently developed with the Washington Clinic, and the portion of Lot 7 is zoned R-2 and is currently part of the edge of the Lisner Home’s grounds. The site consists of approximately 58,220 square feet of land area.

The Applicant proposes to construct a new apartment house consisting of 200 to 225 units with retail use (7,200 square feet) on the ground floor level. The building will contain approximately 234,750 square feet (a maximum of 4.1 FAR). The proposed building will have a maximum height of 90 feet on Western Avenue, with the height of the eastern portion of the project stepped down to 52 feet, 8 inches, and ultimately to 42 feet, 8 inches at the southeast corner facing Military Road at 43rd Street. Parking will be provided in a three level, below-grade parking garage, containing 218 to 250 parking spaces, which will be accessed from Western Avenue.

The Applicant will also seek an amendment to the Zoning Map to rezone the entire site to R-5-D. This request is consistent with the high-density designation for the site on the Generalized Land Use Map of the Comprehensive Plan.

The development manager for this proposal is Stonebridge Associates 5401, LLC; the architect is Shalom Baranes Associates, PC; and the land use counsel is Holland & Knight LLP.

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