

Government of the District of Columbia
ZONING COMMISSION



20. 66-68

December 6, 1966

ORDERED:

That after public notice and hearing as prescribed by law, the following application under Article 75, Section 7501 has been approved subject to further processing by the Board of Zoning Adjustment as provided by Paragraph 7501.7 of the Zoning Regulations and the following district established by the Zoning Commission of the District of Columbia, as shown in the official Zoning Map and Atlases, is hereby modified and amended as follows:

The Zoning Commission hereby approves the Large-Scale Planned Development to be known as Edgewood Terrace Apartments to be erected on Parcels 131/183 and 131/184, located on the south side of Edgewood Street from 4th Street to 7th Street, N.E.

This application has been considered by the Commission in accordance with the provisions of Article 75, Section 7501 of the Zoning Regulations of the District of Columbia.

The approval of the Zoning Commission is given subject to continued compliance with the requirements of Article 75, Section 7501 and the following conditions:

1. The project shall be developed in accordance with the revised site plan dated October 26, 1966, received by the Commission on November 1, 1966, and on file as Exhibit 44-A, and the design concepts conveyed by the plans dated August 16, 1966 and on file as Exhibits 11-A through -E.
2. The number and distribution of dwelling units, lot occupancy, parking spaces and loading berths shall be in accordance with the tables included in Exhibit 44-A.
3. The F.A.R. shall not exceed 2.2.
4. The retail space around the Commercial Plaza may include retail and service uses as limited by the C-1 (neighborhood shopping) District provisions of the Zoning Regulations and shall not exceed an aggregate floor area of 35,000 square feet. A similar amount of space around the Commercial Plaza may be used for non-commercial community service facilities as they may be approved by the Board of Zoning Adjustment.

5. Not less than 500 dwelling units shall be available for low income tenants who are eligible for low-rent public housing in accordance with prevailing income standards established by the National Capital Housing Authority for qualifying tenants for low-rent public housing or for low-income families as defined by the National Capital Housing Authority who would be eligible for occupancy with the aid of a rent subsidy from either public or private sources. The location, composition, distribution and rent schedules for these dwelling units shall be reviewed by the Board of Zoning Adjustment following the receipt of a report and recommendation from the National Capital Housing Authority.

The five conditions stated are in addition to all other requirements of Section 7501 of the Zoning Regulations. (66-68)

Parcels 131/183 and 131/184, said property located on the south side of Edgewood Street from 4th to 7th Streets, N.E. are changed from R-4 to R-5-C. (66-47)

C. M. DUKE

Walter N. Torriner
WALTER N. TORRINER

J. GEORGE STEWART

John B. Duncan
JOHN B. DUNCAN

T. Sutton Jett
T. SUTTON JETT

ATTEST:

H. G. Ashton
H. G. ASHTON

Administrative Assistant

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 13, 1970

Appeal No. 10335 St. Vincents Orphan Asylum, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meetings of May 19 and August 18, 1970.

EFFECTIVE DATE OF ORDER - Sept. 25, 1970

ORDERED:

That the appeal for further processing under Article 75 of the Zoning Regulations for large scale development known as Edgewood Terrace at 4th and Edgewood Streets, NE., Parcels 131/183 and 131/184, near Square 3630, be granted as indicated in the following exhibits:

1. Exhibit No. 15 - Revised site plan and overall grading plan, dated June 5, 1970.
2. Exhibit No. 17 - Subdivision plans dated May 1970.
3. Exhibit No. 16 - New scheme final data, dated August 11, 1970

OPINION:

The results of the Board's review of the applicant's exhibits, the records of the Zoning Commission (File Case No. 66-68) and the testimony of the Board's public hearing held on August 12, 1970, enable the Board to find that the detailed development plans are within the frame work of the Order of approval given to the proposal by the Zoning Commission in their Order dated December 6, 1966, and amended on February 26, 1968, and that they conform to the spirit and intent of the Zoning Regulations.

This Order shall be subject to the following conditions:

- [a] The requirements of Sections 7501.46, 7501.47, 7501.48, 7501.49, 7501.51, 7501.52, 7501.53, 7501.54, 7501.55, 7501.551, 7501.552 and 7501.56.
- [b] The Board will retain jurisdiction over roof structures (Section 7501.46).
- [c] A temporary parking permit shall issue for a period of one (1) year but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- [d] The planned development must be constructed in accordance with the production schedule submitted as approved by the Board: TO WIT:
 - (1) Section I - Beginning October 1, 1970, Exhibit No. 19.
 - (2) Section II - Beginning early 1973
 - (3) Completion - Section II - September 1975
- [e] No permit shall issue or subdivision recorded (BZA Exhibit No. 17) until the following conditions have been met:
 - (1) The covenant has been recorded by the applicant in the Office of the Recorder of Deeds for the District of Columbia.
 - (2) A copy of the covenant, certified by the Recorder of Deeds as a true copy of the recorded instrument has been returned to the Board with a certificate of title, which will be submitted to the Corporation Counsel of D.C. for notation that the certification as to title is sufficient.

Appeal No. 10335
September 25, 1970
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BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____

PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

EDGEWOOD TERRACE APARTMENTS, WASHINGTON, D. C.

BUCHER-MEYERS & ASSOCIATES--ARCHITECTS

August 12, 1970

ZONING--PROCESSED BY BOARD OF ZONING ADJUSTMENT
 UNDER ART. 7501.7 CASE FILE 66-68 BZA CASE #10335

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	Old Scheme Data Approved 1968 -- 1969	New Scheme Data Approved Mar. 19, 1970	New Scheme Final Data Aug. 11, 1970
SECTION I			
AREA OF SITE	272,082 s.f.	361,480 s.f.	361,480 s.f.
GROSS FLOOR AREA OF BUILDINGS	562,402 s.f.	573,238 s.f.	575,290 s.f.
GROUND COVERAGE	79,382 s.f.	91,671 s.f.	97,330 s.f.
FLOOR AREA RATIO	2.07 FAR	1.58 FAR	1.59 FAR
PERCENTAGE OF LAND COVERAGE	29.93 %	25.35 %	26.92 %
NUMBER OF UNITS	592	626	626
PARKING SPACES	267	285	285
	60 TEMP	78 TEMP	78 TEMP

	Old Scheme Data Approved 1968 -- 1969	New Scheme Data Approved Mar. 19, 1970	New Scheme Final Data Aug. 11, 1970
SECTION II			
AREA OF SITE	378,842 s.f.	289,444 s.f.	288,903 s.f.
GROSS FLOOR AREA OF BUILDINGS	788,310 s.f.	682,400 s.f.	682,400 s.f.
GROUND COVERAGE	115,000 s.f.	68,200 s.f.	68,200 s.f.
FLOOR AREA RATIO	2.08 FAR	2.35 FAR	2.35 FAR
PERCENTAGE OF LAND COVERAGE	29.92 %	23.56 %	23.56 %
NUMBER OF UNITS	584	527	527
PARKING SPACES	347	347	347

	Old Scheme Data Approved 1968 -- 1969	New Scheme Data Approved Mar. 19, 1970	New Scheme Final Data Aug. 11, 1970
SECTION I & II			
TOTAL AREA OF SITE	650,924 s.f.	650,924 s.f.	650,383 s.f.
TOTAL GROSS FLOOR AREA OF BUILDINGS	1,350,712 s.f.	1,255,638 s.f.	1,257,690 s.f.
TOTAL GROUND COVERAGE	194,382 s.f.	159,871 s.f.	165,530 s.f.
TOTAL FLOOR AREA RATIO	2.08 FAR	1.93 FAR	1.93 FAR
TOTAL PERCENTAGE OF LOT OCCUPANCY	29.86 %	24.56 %	25.45 %
TOTAL NUMBER OF UNITS	1179	1153	1153
TOTAL LOADING BERTHS	4	4	4
TOTAL PARKING SPACES	554	554	554

APPROVED
 BOARD OF ZONING ADJUSTMENT
 BY Ed. B. Hutton
 8/18/70

Before the Board of Zoning Adjustment, D. C.

Application No. 11459 of Mid-City Developers by Anthony C. Kooner, pursuant to Section 7501.4 for further processing under Article 75 to permit re-subdivision of the property, increase in the amount of commercial space and permission to operate a day care center in an R-5-C District located at 4th and Edgewood Streets, N. E., Lots 1, 2, 3, 4, 5, Square 3630.

HEARING DATE: August 29, 1973

EXECUTIVE SESSION: September 11, 1973

FINDINGS OF FACT:

1. The applicant comes to the Board for further processing under Article 75 for the following purposes.

- a. To provide 24,553 square feet of community service facilities for the entire Section I, Edgewood Terrace, including a day-care center of 4,800 square feet that is presently contemplated and leased in Building 3A.
- b. For re-subdivision.
- c. For increase of commercial space in Building 6A and 6B, from the amount now allowed under the Order of the Zoning Commission, to 24,553 square feet.
- d. Permission to re-subdivide the property located at 4th and Edgewood Streets, N. E., Lots 1, 2, 3, 4, 5, Square 3630, so as to include an abutting property, which is used as a parking lot for the subject development, as a part of the development for further processing.

2. No opposition was registered.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that the requests made by the applicant for further processing should be GRANTED pursuant to the Board's authority to modify and further process Article 75 Planned Unit Development. The Board also concludes that modifications are in harmony with the development as approved by the Zoning Commission.

Application No. 11459

Page No. 2

ORDERED:

That the above application be GRANTED, subject to the following conditions:

1. That the re-subdivision shall conform with the plans approved in exhibit A of the record.
2. That the commercial and community service space shall be limited to 24,553 square feet each.
3. That the day care center shall be limited to 4,000 square feet.

VOTE: 4-0 (Lilla Burt Cummings, Esq., not voting)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



JAMES E. MILLER

Secretary to the Board

FINAL DATE OF ORDER: NOV 26 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.