



MEMORANDUM

TO: District of Columbia Zoning Commission
FROM:  Jennifer Steingasser, Deputy Director
DATE: October 10, 2014
SUBJECT: Monroe Street Market Block A2 – ZC #08-24B – Minor Modification to a PUD

I. BACKGROUND

On December 21, 2009, the Zoning Commission approved case number 08-24, a consolidated PUD for a mixed use project on the former South Campus of Catholic University, in the vicinity of Michigan Avenue and Monroe, Lawrence, 7th and 8th Streets, NE. The project, now known as Monroe Street Market, consists of five multi-story buildings, a one-story arts building, and 45 rowhouses. The rowhouses, located in the area designated as Block A2 in the PUD, are the subject of this application.

II. APPLICATION-IN-BRIEF

Applicant	Bozzuto	Location	Square 3655, Lot 3 Ward 5, ANC 5E
Zoning	R-5-B		
Proposed Minor Modifications	1. Slight changes to the elevations, including the addition of a bay window on the rear of some units and “flipping” the rear door from the left to the right side on some units, as seen from the alley. Refer to Tab B of the applicant’s submission. Most changes would not be highly visible from surrounding public streets and are not inconsistent with the approved design intent.		
	2. Creation of a “cutout” on the roofs so that HVAC equipment need not be placed on the ground. See Tabs B and C. The cutouts would be designed to minimize their visibility, and the new location would reduce noise as well as visual clutter.		
	3. New curb cut on Lawrence Street where alley would have stubbed out at the northwest corner of the block. OP had recommended this alley connection during the initial review of the case, and its inclusion would disperse the already limited auto traffic.		
	4. Additional story on Lots 44 and 45. These lots will be home type “B1”, which is a four-story unit type. Lots 44 and 45 were mistakenly shown in the original application as three-story units. This change would be consistent with the original design intent.		

III. RECOMMENDATION

The Office of Planning (OP) finds that this request consists of minor changes to the original design which are consistent with § 3030 as being “of little or no importance or consequence” and would be consistent with the original approval. OP therefore recommends that the Commission **approve** the minor modifications.

JS/mrj

