

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001  
OFFICIAL BUSINESS  
PENALTY FOR MISUSE



Jean Brown  
151 Q St NE #2541  
Washington, DC 20020-2140

*NSN*

0000347714

U.S. POSTAGE RETIREE SAVINGS  
ZIP 20001 \$ 000.50<sup>0</sup>  
02 4W  
0000347716 JUL 31 2019

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

NSW

Antoinette Black Meadows  
1715<sup>th</sup> Street, NE  
Washington, DC 20002



U.S. POSTAGE METRE BONES



ZIP 20001 \$ 000.50<sup>00</sup>  
02 4M  
0000347716 JUL 31 2019

0000347716  
2000172714

RECEIVED  
ANTONETTE BLACK MEADOWS  
1715<sup>th</sup> STREET, NE  
WASHINGTON, DC 20002  
JUL 31 2019

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE



U.S. POSTAGE → FITNEY BOWES



ZIP 20001 \$ 000.50<sup>0</sup>  
02 4W  
0000347716 JUL 31 2019

Shamadye J Newaldass  
151 Q St NE #3432  
Washington, DC 20002-2140

*WSN*

20002-2140

0000347716 JUL 31 2019

RECEIVED  
D.C. OFFICE OF ZONING  
ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF RESCHEDULING PUBLIC HEARING

**TIME AND PLACE:** Thursday, September 26, 2019, @ 6:30 p.m.  
Jerrily R. Kress Memorial Hearing Room  
441 4<sup>th</sup> Street, N.W., Suite 220-South  
Washington, D.C. 20001

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**Z.C. CASE NO. 15-20C (TSBC Owner I, LLC – First-Stage Planned Unit Development Modifications and Second-Stage Planned Unit Development Approval @ Square 620)**

**THIS CASE IS OF INTEREST TO ANC 6E**

On November 19, 2018, TSBC Owner I, LLC (the “Applicant”) filed an application (the “Application”) seeking (1) modifications to the first-stage planned unit development (“PUD”) approved pursuant to Zoning Commission Order No. 15-20 (as extended by Z.C. Order No. 15-20A and modified by Z.C. Order No. 15-20B; all three collectively, the “Order”) and (2) Second-Stage PUD approval for Phase 1, the South Parcel, that certain 6.7+/- acres that is more particularly described as Lots 250, 893, 894, 895, 898, 900, and 904, and 905 in Square 620 (collectively, the “Property”). The majority of the Property was formerly the Sursum Corda Cooperative.

The Application proposes to modify the Order to reduce the density of the North Parcel by approximately 74,000 square feet and 104 units and to allocate this density to the South Parcel and to change the building height and massing and site organization. The Application also proposes to move the loading facilities from L Street, N.W. to 1<sup>st</sup> Place, N.W. and to change the timing of the installation of playground equipment from prior to the building permit to the certificate of occupancy.

In the second-stage PUD, the Application proposes to divide the South Parcel into two theoretical lots – Lot 1A and Lot 1B, which will be improved with two apartment houses totaling 555,143 square feet of gross floor area generating approximately 531 units. The maximum building height for the Phase 1 development will be 110 feet, and the density will be approximately 5.22 FAR. Phase I will include the construction of up to 300 below grade parking spaces.

The Office of Planning submitted its report to the Office of Zoning on February 5, 2019. The Zoning Commission set down the Application for a public hearing on February 25, 2019. The Applicant filed its prehearing statement with the Commission on May 15, 2019.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR Subtitle Z, Chapter 4.

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<sup>1</sup> This case was previously scheduled for hearing on Thursday, July 25, 2019.