

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



**Z.C. CASE NO.: 04-24A**

As Secretary to the Commission, I hereby certify that on AUG 15 2006 copies of this Z.C. Notice of Filing Zoning were mailed first class, postage prepaid or sent by inter-office government mail to the following:

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|--|---|
| 1. <i>D.C. Register</i>  | 6. Councilmember Vincent Orange, Jr.  |
| 2. Cynthia Giordano, Esq.<br>Arnold & Porter LLP<br>555 12 <sup>th</sup> Street, N.W.<br>Washington, D.C. 20004-1206               | 7. Office of Planning (Ellen McCarthy)  |
| 3. William C. Shelton, Chair<br>ANC 5B<br>Washington Center for Aging Services<br>1355 New York Avenue, NE<br>Washington, DC 20002 | 8. DDOT (Ken Laden)   |
| 4. Commissioner Regina James<br>ANC/SMD 5B03<br>1363 Adams Street, NE<br>Washington, DC 20018                                      | 9. Zoning Administrator (Bill Crews)  |
| 5. Gottlieb Simon<br>ANC<br>1350 Pennsylvania Avenue, N.W.<br>Washington, D.C. 20004   | 10. Jill Stern, Esq.<br>General Counsel<br>941 North Capitol Street, N.E.<br>Suite 9400<br>Washington, D.C. 20002 |
|  | 11. Office of the Attorney General<br>(Alan Bergstein)  |

ATTESTED BY:

Sharon S. Schellin

Secretary to the Zoning Commission  
Office of Zoning

ZONING COMMISSION  
District of Columbia

CASE NO.

04-24A

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ZONING COMMISSION  
District of Columbia  
04-24A  
EXHIBIT NO. 8

**ZONING COMMISSION NOTICE OF FILING**

**Case No. 04-24A**

**(Second Stage PUD – Parcel 131, Lots 220 & 221)**

**August 15, 2006**

**THIS CASE IS OF INTEREST TO ANC 5B**

On July 20, 2006, the Office of Zoning received an application from A&R Development Corp. & Mid-City Urban, LLC (the “applicant”) for approval of a second stage PUD for the above-referenced property. The application was completed on August 11, 2006.

The property that is the subject of this application consists of Parcel 131, Lots 220 & 221 in Northeast Washington, D.C. (Ward 5) and is generally bounded by Rhode Island Avenue, N.E. on the north, the access roadway to the Metrorail Station on the east and south, and the Metrorail and railroad tracks on the west. The property is currently zoned M.

The applicant proposes a mixed-use center with approximately 70,000 square feet of ground floor retail uses with 3-4 stores of rental apartments above (approximately 274 units) in two buildings. The height for building one is 60 feet, 7 inches and 60 feet, 1 inch for building two. The aggregate density is 1.86 FAR, which is comprised of 1.07 FAR for residential uses and .79 FAR for commercial/non-residential uses. This request is not inconsistent with the Comprehensive Plan of the District of Columbia.

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