Government of the District of Columbia
OFFICE OF ZONING

MEMORANDUM

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

FROM: Sharon S. Schellin
Acting Secretary to the Zoning Commission

DATE: July 15, 2005

SUBJECT: Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on July 22, 2005:

1. Z.C. Notice of Filing (Case No. 05-22).

Attachments

ZONING COMMISSION
CASE No. 05-22
EXHIBIT No. 13

ZONING COMMISSION
District of Columbia
CASE NO.05-22
EXHIBIT NO.13

ZONING COMMISSION NOTICE OF FILING
Case No. 05-22
(Consolidated PUD – Level 2 Development, LLC)
July 15, 2005

THIS CASE IS OF INTEREST TO ANC 1B

On July 11, 2005, the Office of Zoning received an application from Level 2 Development, LLC (the "applicant"). The applicant is requesting from the Zoning Commission approval of a consolidated PUD for property known as 2301-15 14th Street, N.W.

The property that is the subject of this application consists of Square 2868, Lot 119 and a portion of Lot 122 in Northeast Washington, D.C. (Ward 1), at the east side of 14th between Florida Avenue and Belmont Street. The property is zoned C-2-B.

The applicant proposes to develop a mixed-use development of residential, retail, and service uses composed of approximately 174,006 feet of residential use, or 170 condominium units, a portion of which will be devoted to affordable housing, approximately 16,634 square feet of retail use, an underground parking garage with approximately 150 spaces, and a floor area ratio of approximately 6.0. Also, in connection with this project, the Applicant has created an affordable program for on-site and off-site affordable housing. This request is not inconsistent with the Comprehensive Plan of the District of Columbia.

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