

Government of the District of Columbia

OFFICE OF ZONING



Z.C. CASE NO.: 05-37

As Secretary to the Commission, I hereby certify that on **DEC - 1 2005** 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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ATTESTED BY:

Sharon S. Schellin

**Acting Secretary to the Zoning Commission
Office of Zoning**

ZONING COMMISSION

CASE No.

05-37

EXHIBIT No.

15

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District of Columbia
CASE NO. 05-37
EXHIBIT NO. 15

ZONING COMMISSION NOTICE OF FILING
Case No. 05-37
(Consolidated PUD & Related Map Amendment –
Square 752, Lots 30, 39-41, 45, 48, 801, 804-806, 811, 813, 814, 856, and 857)
December 1, 2005

THIS CASE IS OF INTEREST TO ANC 6C

On November 22, 2005, the Office of Zoning received an application from Station Holdings LLC (the “applicant”) for approval of a consolidated PUD and related map amendment for the above-referenced property.

The property that is the subject of this application consists of Square 752, Lots 30, 39-41, 45, 48, 801, 804-806, 811, 813, 814, 856, and 857 in Northeast Washington, D.C. (Ward 6) and is located between 2nd and 3rd Streets, N.E. and G and H Streets, N.E.. The property is currently zoned C-2-A.

The applicant proposes to construct a mixed-use developing having a combined gross floor area of approximately 432,353 square feet, and three levels of underground parking (known as “Capitol Place”). Approximately 367,797 square feet will be residential providing 305 dwelling units and 64,556 square feet will be for office and retail use. The project will have an approximate FAR of 5.73 and a maximum height of ninety feet on 2nd Street, with portions of the building stepping down to approximately 70 feet and 68 feet along the eastern side of the site. The project will provide 403 parking spaces; an additional 42 tandem spaces will be made available to residents. The applicant also proposes to widen the alley in the center of the square from ten feet to twenty feet by dedicating an easement. The easement will allow a straight line of access for all property owners abutting the alley which currently is only ten feet wide and has two ninety-degree angles near the entrance off G Street, N.E. In addition, the applicant seeks a related map amendment to the C-2-B District. This request is not inconsistent with the Comprehensive Plan of the District of Columbia.

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