

Government of the District of Columbia  
OFFICE OF ZONING



MEMORANDUM

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Office of  
Documents and  
Administrative  
Issuances

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

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

**DATE:** December 8, 2005

**SUBJECT:** Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on December <sup>16</sup>~~9~~, 2005:

- ✓ 1. Z.C. Notice of Filing (Case No. 05-37);
2. Z.C. Notice of Filing (Case No. 05-38);
3. Z.C. Notice of Filing (Case No. 05-39);
4. Z.C. Notice of Public Hearing (Case No. 05-10); and
5. Z.C. Notice of Public Hearing (Case No. 05-19).

Attachments

~~ZONING COMMISSION~~  
~~District of Columbia~~

CASE NO. 05-37  
EXHIBIT NO. 16

**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 2<sup>nd</sup> and 3<sup>rd</sup> 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 2<sup>nd</sup> 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.