

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 *SS*
Acting Secretary to the Zoning Commission

DATE: February 8, 2006

SUBJECT: Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on February 17, 2006:

1. Z.C. Notice of Filing (Case No. 06-02);
2. Z.C. Notice of Public Hearing (Case No. 06-03);
3. Z.C. Notice of Proposed Rulemaking (Case No. 04-18); and
4. Z.C. Revised Notice of Proposed Rulemaking (Case No. 02-06).

Attachments

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Office of
Documents And
Administrative
Issuances

ZONING COMMISSION NOTICE OF FILING
Case No. 06-02
(Consolidated PUD & Related Map Amendment –
Square 2910, Lot 40)
February 6, 2006

THIS CASE IS OF INTEREST TO ANC 4C

On February 2, 2006, the Office of Zoning received an application from Petworth 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 2910, Lot 40 in Northwest Washington, D.C. (Ward 4) and is located at 4136 Georgia Avenue, N.W. The property is currently zoned C-2-A.

The applicant proposes to develop a residential project with a significant retail component. The project will include approximately 57 new residential condominiums comprising approximately 42,715 square feet, including four affordable units, a ground floor retail space comprising approximately 4,884 square feet, and common spaces comprising approximately 10,396 square feet. The total gross floor area will be approximately 57,995 square feet. The proposed building height will be 75 feet; include 35 below-grade parking spaces and two above-grade parking spaces; and have a density of 4.41 FAR. In addition, the applicant seeks a related map amendment to the C-3-A 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.