

Government of the District of Columbia
OFFICE OF ZONING

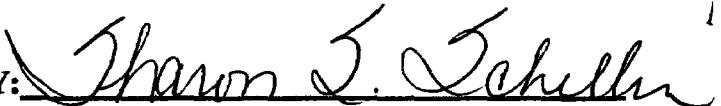


Z.C. CASE NO.: 06-04

As Secretary to the Commission, I hereby certify that on FEB - 9 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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| 3. James D. Berry, Jr., Chair
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ATTESTED BY:


Sharon S. Schellin
Acting Secretary to the Zoning Commission
Office of Zoning

ZONING COMMISSION

CASE No.

06-04

EXHIBIT No.

14

ZONING COMMISSION NOTICE OF FILING

Case No. 06-04

(Consolidated PUD & Related Map Amendment –

Square 3100, Lot 48)

February 9, 2006

THIS CASE IS OF INTEREST TO ANC 5C

On February 2, 2006, the Office of Zoning received an application from Florida & Q Street, LLC (“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 3100, Lot 48 in Northeast Washington, D.C. (Ward 5) and is located between North Capitol Street, Truxton Circle, Florida Avenue, and Q Street, N.W. The property is currently zoned C-2-A.

The applicant proposes to construct a mixed-use development having a combined gross floor area of approximately 85,428 square feet, and two levels of underground parking. Approximately 81,428 square feet will be residential providing between 65-85 dwelling units and 1,030 square feet will be devoted to neighborhood serving retail and service uses. The project will have an approximate FAR of 4.5 and a maximum height of approximately seventy-nine feet at the corner of North Capitol Street and Florida Avenue, with substantial setbacks at the sixty-five foot level on all street fronts. The project will provide 84 parking spaces. 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.