

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: March 2, 2006

SUBJECT: Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on March 10, 2006:

1. Z.C. Notice of Filing (Case No. 06-04);
2. Z.C. Notice of Filing (Case No. 06-08);
3. Z.C. Notice of Filing (Case No. 06-10);
4. Z.C. Notice of Filing (Case No. 06-12);
5. Z.C. Notice of Filing (Case No. 06-13);
6. Z.C. Notice of Public Hearing (Case No. 06-07);
7. Z.C. Notice of Public Hearing (Case No. 06-09);
8. Z.C. Notice of Public Hearing (Case No. 06-05);
9. Z.C. Notice of Emergency and Proposed Rulemaking (Case No. 06-05); and
10. Z.C. Notice of Proposed Rulemaking (Case No. 04-33); and
11. Z.C. Notice of Final Rulemaking (Case No. 04-27) – two copies provided and also on the attached diskette.

Attachments

ZONING COMMISSION
District of Columbia

Case 06-04
Exhibit 16

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.