

Government of the District of Columbia
OFFICE OF ZONING

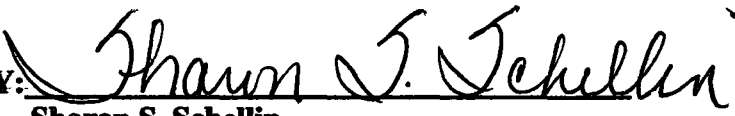


Z.C. CASE NO.: 06-26

As Secretary to the Commission, I hereby certify that on JUN - 1 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:

- | | |
|---|---|
| 1. D.C. Register | 6. Councilmember Vincent Orange, Jr. |
| 2. Wayne S. Quin, Esq.
Holland & Knight, LLP
2099 Pennsylvania Ave., N.W.
Washington, D.C. 20006 | 7. Office of Planning (Ellen McCarthy) |
| 3. Joseph L. Bowser, Chair
ANC 5A
1322 Irving Streets, NE
Washington, DC 20017 | 8. DDOT (Ken Laden) |
| 4. Commissioner Levin Wayne Lee
ANC/SMD 5A03
5001 10th Street, NE
Washington, DC 20017 | 9. Zoning Administrator (Bill Crews) |
| 5. Gottlieb Simon
ANC
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004 | 10. David Rubenstein, Esq.
General Counsel
941 North Capitol Street, N.E.
Suite 9400
Washington, D.C. 20002 |
| | 11. Office of the Attorney General
(Alan Bergstein) |

ATTESTED BY:


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

ZONING COMMISSION
District of Columbia

CASE NO.

06-26

EXHIBIT NO.

10

ZONING COMMISSION NOTICE OF FILING
Case No. 06-26
(Consolidated PUD & Related Map Amendment – Square 3788, Lot 814)
June 1, 2006

THIS CASE IS OF INTEREST TO ANC 5A

On May 26, 2006, the Office of Zoning received an application from Rocky Gorge Development, 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 3788, Lot 814 in Northeast Washington, D.C. (Ward 5) and is bounded to the north by Phase I of the Rocky Gorge at Fort Totten Emerson Park development, to the west by another portion of the Thos. Somerville Co. site, to the south by detached dwellings fronting on 6th Place, N.E. and to the east by a strip of properties fronting on 7th Street, N.E. The property is currently split-zoned R-2 and FT/C-M-1.

The applicant proposes to develop a residential townhouse development, including parking and landscaped green space. Each 20’ wide townhouse will include a two-car garage and each 18’ townhouse will include at least a one-car garage. There will be a total 77 parking spaces to serve the residents and their guests, 53 of which will be contained in the garages of individual units and an additional 24 surface spaces that will be provided throughout the project. The project will have a density of approximately 0.44 FAR and a building height of approximately 30 feet. This request is not inconsistent with the Comprehensive Plan of the District of Columbia.

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