

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



Z.C. CASE NO.: 07-16

MAY 21 2007

As Secretary to the Commission, I hereby certify that on \_\_\_\_\_ copies of this Z.C. Notice of Filing were mailed first class, postage prepaid or sent by inter-office government mail to the following:

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ZONING COMMISSION  
District of Columbia

CASE NO. 07-16

EXHIBIT NO. 12

ATTESTED BY:

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

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA**  
**NOTICE OF FILING**  
**Z.C. Case No. 07-16**  
**(Consolidated PUD & Related Map Amendment –**  
**Square 5560, Lots 19, 20, 53, 54, 802, 803, 810, and 811)**  
**May 18, 2007**

**THIS CASE IS OF INTEREST TO ANC 7A and 8A**

On May 11, 2007, the Office of Zoning received an application from 2300 Pennsylvania Avenue, 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 5560, Lots 19, 20, 53, 54, 802, 803, 810, and 811 in Southeast Washington, D.C. (Ward 8) and is located within the 2300 block of Pennsylvania Avenue, S.E. The property is currently zoned C-2-A.

The applicant proposes to construct a single, seven-story, mixed-use building that will include ground floor retail and a 144-unit apartment house that will be marketed as workforce housing. The approximately 11,287 square feet of retail space will be oriented towards Pennsylvania Avenue, and a front plaza will be oriented towards the corner of Pennsylvania Avenue and Prout Street.

There will be a parking garage with 18 spaces on the ground floor of the structured parking for the retail and 74 parking spaces on the lower level for the residents, with two loading docks accessible from the rear of the garage. The proposed project will be 61 feet at full-floor height (with an additional partial floor constructed to a maximum of 70 feet, plus a small mechanical penthouse), occupy 77% of the lot, and have a density of 5.27 floor area ratio (FAR). The applicant is requesting a map amendment to the C-2-B Zone District.

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