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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



MEMORANDUM

To: Office of Documents and Administrative Issuance

From: Sharon S. Schellin *S. Schellin*
Secretary to the Zoning Commission

Date: May 18, 2007

Re: Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on June 1, 2007:

1. Z.C. Notice of Filing (Case No. 07-16).

Attachment

ZONING COMMISSION
District of Columbia

PAGE NO. 07-16

EXHIBIT NO. 13

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.