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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 ⁵³
Secretary to the Zoning Commission

Date: May 7, 2008

Re: Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on May 16, 2008:

1. Z.C. Notice of Filing (Case No. 08-14).

Attachment

ZONING COMMISSION
District of Columbia

CASE NO. 08-14
EXHIBIT NO. 13

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

NOTICE OF FILING

Z.C. Case No. 08-14

(Consolidated PUD & Related Map Amendment – Square 421, Lots 67 & 68)

May 7, 2008

THIS CASE IS OF INTEREST TO ANC 2C

On May 1, 2008, the Office of Zoning received an application from Kelsey Gardens Property Company, LLC (the “applicant”) for approval of a consolidated PUD & related map amendment for the above-referenced property.

The property that is the subject of this application consists of Square 421, Lots 67 & 68 in Northwest Washington, D.C. (Ward 2) in the 1500 block of 7th Street, N.W. The property is currently zoned C-2-A.

The applicant proposes to redevelop the Kelsey Gardens site with a new 90-foot high mixed-use residential/retail building containing approximately 207 market rate apartments, 54 subsidized residential units (affordable to persons who are at or under 60% of area median income), and 14,534 square feet of ground floor retail space. The adjacent parking lot will be developed with seven three-story townhouses, which will be leased for residential or office/retail use. The PUD will have a total density of 6.0 FAR, and it will have 184 below-grade parking spaces.

The applicant also proposes a related Zoning Map Amendment to rezone the property to C-3-C.

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