

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



Z.C. CASE NO.: 08-14

MAY 07 2008

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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ATTESTED BY:

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

ZONING COMMISSION  
District of Columbia

**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 7<sup>th</sup> 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.