

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



October 7, 2008

Mary Cuthbert, Chair
ANC 8C
5125 MLK Jr., Avenue, S.E.
Washington, D.C. 20032

Anthony Muhammad, Chair
ANC 8A
2100-D MLK, Jr. Avenue, S.E.
Washington, DC 20020

Commissioner Dortha Ferrell
ANC/SMD 8C01
1159 Stevens Road S.E.
Washington, D.C. 20020

Commissioner Mary Cuthbert
ANC/SMD 8C03
3325 MLK Jr., Avenue, S.E.
Washington, D.C. 20032

Commissioner Grady Edwards III
ANC/SMD 8C02
617 Mellon Street, S.E.
Washington, D.C. 20032

Commissioner Jackie Ward
ANC/SMD 8A06
2619 Douglass Place, S.E. #101
Washington, D.C. 20020

Re: Z.C. Case No. 08-25 (Matthew Memorial Terrace LP and Matthews Memorial Church – Consolidated PUD & Related Map Amendment @ Square 5868, Lots 172, 1001, 1002, 1047, and 1050)

Dear ANC Chairs & ANC/SMD Commissioners:

This is to advise you that an application has been filed with the Zoning Commission for the District of Columbia for:

- (X) amendments to the Zoning Map
- (X) approval of a planned unit development (PUD)
- () modification to a previously approved PUD
- () use of public space

CASE NO. 08-25

EXHIBIT NO. 11

The application is of interest to Advisory Neighborhood Commission (ANC) and your Advisory Neighborhood Commission Single Member District (ANC/SMD). A copy of the notice of filing is enclosed for your information. A copy of this notice will also appear in the D.C. Register.

If you want information regarding the technical aspects of this case, please contact Ms. Harriet Tregoning, Director, Office of Planning, 801 North Capitol Street, N.E., 4th Floor, Washington, D.C. 20002; (202) 442-7601.

If you want information regarding the procedures which govern the consideration of this case, contact the Office of Zoning, 441 4th Street N.W., Suite 200/210-S, Washington, D.C. 20001; (202) 727-6311. If

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

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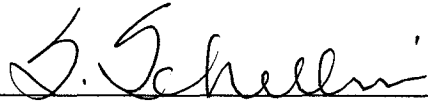
October 7, 2008

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you wish to forward written comments to the Commission, your comments should be addressed to the Office of Zoning.

This is **NOT** an official notice of public hearing in this case. A formal notice of public hearing will be given through the D.C. Register, as well as other means.

Sincerely,

A handwritten signature in cursive script, appearing to read "S. Schellin", is written over a horizontal line.

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

Enclosure

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 08-25
(Matthews Memorial Terrace LP & Matthews Memorial Church
Consolidate PUD and Related Map Amendment –
Square 5868, Lots 172, 1000, 1001, 1002, 1047, and 1050)
October 7, 2008

THIS CASE IS OF INTEREST TO ANC 8C

On September 26, 2008, the Office of Zoning received an application from Matthews Memorial Terrace LP and Matthews Memorial Church (the "Applicant") for approval of a consolidated planned unit development (PUD) and related amendment to the Zoning Map for the above-referenced property. The application was completed with their additional filing on October 7, 2008.

The property that is the subject of this application consists of Square 5868, Lots 172, 1000-1002, 1047, and 1050 in Southeast Washington, D.C. (Ward 8) in the Barry Farms neighborhood on a mid-block site bounded by Martin Luther King Jr. Avenue, S.E. to the west and Dunbar Road S.E. to the east. The property is currently zoned R-5-A. The site is currently improved with one two-story duplex, two three-story houses, one two-story house, and an asphalt parking lot

The Applicant is proposing a rezoning to R-5-B in order to construct a four-story rental apartment building with modern amenities. The 100-unit apartment building will include 32 units of senior housing and 68 units of affordable housing. The project will also include a three-story community services center in an adjacent building that will contain a health clinic, a community room, a bookstore/café, and a dining room. The project will have a total density of 1.5 floor area ratio ("FAR") and a maximum height of 41.5 feet. There will be 50 underground parking spaces for the housing and 12 surface parking spaces for the community building.

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

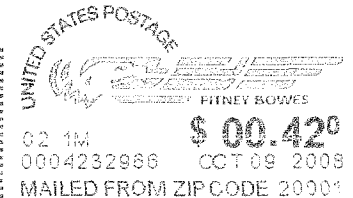
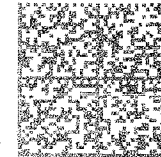
GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE



Commissioner Jackie Ward
ANC/SMD 8A06
2619 Douglass Place S.E. #101
Washington, D.C. 20020

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