

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



MEMORANDUM

To: Office of Documents and Administrative Issuance (via e-mail)
From: Sharon S. Schellin ^{S3}
Secretary to the Zoning Commission
Date: April 20, 2009
Re: Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on April 24, 2009:

1. Z.C. Notice of Filing (Case No. 09-08).

Attachment

ZONING COMMISSION
District of Columbia
CASE NO. 09-08
EXHIBIT NO. 9

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 09-008
(Consolidated PUD, First-Stage PUD, and Related Map Amendment
@ Squares 3831 & 3832
April 20, 2009**

THIS CASE IS OF INTEREST TO ANC 5C

On April 20, 2009, the Office of Zoning received an application from Brookland Artspace Lofts, LLC (the "Applicant") for approval of a consolidated PUD, first-stage PUD, and related map amendment for the above-referenced property.

The property that is the subject of this application is located at 3225 and 3305-3313 8th Street, N.E. in Northeast Washington (Ward 5). The property is located on the east side of 8th Street, N.E., immediately north and south of Kearny Street, approximately two blocks south of Monroe Street. The property is bisected by Kearny Street, which does not function as a roadway since it dead-ends on this block and does not connect with Kearny Street to its west. Train tracks serving Union Station run along the eastern boundary of the property.

The property is currently zone C-M-1. The Applicant also proposes a related map amendment to rezone the property to C-2-B.

The Applicant proposes to construct 41 affordable (at 60% of the Area Median Income) artist studios and apartments as well as a dance studio. The Applicant will close Kearny Street for use as an outdoor plaza connecting the two buildings and providing outdoor space for performances or community gatherings. The Applicant will provide 22 parking spaces; the building will have a height of 50 feet; lot occupancy of 74%; and density of 2.7 FAR for residential and .8 FAR for commercial.

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