Government of the District of Columbia
Office of Zoning

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MEMORANDUM

TO: Arnold R. Finlayson, Administrator
Office of Documents and Administrative Issuance

FROM: Alberto P. Bastida, AICP
Secretary to the Zoning Commission

DATE: April 21, 2004

SUBJECT: Publication for the Office of Zoning

Please publish the following in the D.C. Register on April 30, 2004:

1. Z.C. Notice of Public Hearing (Case No. 04-10); and
2. Z.C. Notice of Filing (Case No. 04-11).

RJ
Received By

4/21/04
Date

Attachments

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ZONING COMMISSION
District of Columbia
Case 04-11
Exhibit 11
ZONING COMMISSION
District of Columbia
CASE NO.04-11
EXHIBIT NO.11

ZONING COMMISSION NOTICE OF FILING
Case No. 04-11
(Consolidated PUD & Related Map Amendment – 611 Emerson Street, N.E.)
April 21, 2004

THIS CASE IS OF INTEREST TO ANC 5A03

On April 16, 2004, the Office of Zoning received an application from the Rocky Gorge At Fort Totten, LLC (the "applicant") for approval of a consolidated planned unit development and a related map amendment for the above-referenced property.

The property that is the subject of this application consists of a portion of Lot 811 in Square 3788, in Northeast Washington, D.C. (Ward 5), with a street address of 611 Emerson Street, N.E. The property is currently split-zoned R-2, Fort Totten ("FT")/C-M-1 and FT/M.

The applicant proposes to construct a neo-traditional residential development consisting of seventy-five (75) single-family townhouses. The units will be three (3) stories in height and contain either one or two garage parking spaces. In addition, the applicant seeks a related map amendment to zone the property to R-4. This request is not inconsistent with the Comprehensive Plan of the District of Columbia.

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