

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 05-28C

JUN 09 2010

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

ZONING COMMISSION
District of Columbia

CASE NO. 05-28C
EXHIBIT NO. 10

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ZONING COMMISSION
District of Columbia
CASE NO. 05-28C
EXHIBIT NO. 10

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 05-28C
(Modification to a 1st Stage PUD, Modification to a PUD-Related Map Amendment,
and a 2nd Stage PUD @ Square 5055)
June 8, 2010

THIS CASE IS OF INTEREST TO ANC 7D

On June 3, 2010, the Office of Zoning received an application from Lano Parcel 12, LLC (the "Applicant") for approval of a modification to a first-stage planned unit development ("PUD"), a modification to a PUD-related map amendment, and a second-stage PUD for the above-referenced property.

This application concerns part of a larger PUD that was approved in 2008 (Z.C. Order No. 05-28). The previously approved first-stage PUD includes approximately 15.5 acres of land area with frontage along Kenilworth Avenue, Foote Street, Anacostia Avenue, Barnes Street, Grant Place, Parkside Place, Roosevelt Place, Burnham Place, Kenilworth Terrace, and Hayes Street. It contains ten building blocks that are labeled Blocks A-J.

The portion of the larger PUD that is concerned in this application is property bounded by Kenilworth Avenue, N.E. (south), Kenilworth Terrace, N.E. (north), and Foote Street (west), and a portion of Block I (east). (This includes Blocks G, H, and a portion of Block I.)

The property that is the subject of the application for a modification to a first-stage PUD and modification to a PUD-related map amendment consists of Square 5055, Lots 14-23, 803-813, and portions of Lots 24 and 802. The Applicant seeks to modify the first-stage PUD as follows: to modify the approved uses such that a community college may be constructed where residential uses were approved; increase the maximum building heights from 110 for the office building on Block H and 90 feet for the residential use along Kenilworth to 130 feet for the office building and 110 feet for the residential; and to modify the previously approved PUD-related map amendment from C-3-A and CR to CR and C-3-C, in order to accommodate the additional height requested.

The property that is the subject of the second-stage PUD consists of Square 5055, Lots 21-23, 803-805, and portions of Lots 24 and 802. The second-stage request consists of approval to develop a community college on a portion of Blocks H and I (only residential development was approved for Block I in the previously-approved PUD).

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