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5252470	Submitted to ODAI	Notices, Opinions	Zoning Commission Notice of Filing: Case No. 05-38B (Mill Creek Residential Trust, LLC)	1/2/2015 Vol 62/1	12/23/2014 10:09:37
5246844	Submitted to ODAI	Notices, Opinions	Board of Zoning Adjustment - Order No. 18883 - Gaudi Development Corporation - ANC 6A	1/2/2015 Vol 62/1	12/22/2014 14:12:35
5246747	Submitted to ODAI	Notices, Opinions	Board of Zoning Adjustment - Order No. 18882 - Dana & Walt Lukken - ANC 6C	1/2/2015 Vol 62/1	12/22/2014 14:10:10
5246650	Submitted to ODAI	Public Hearing	Board of Zoning Adjustment - Public Hearing Notice - March 10, 2015	1/2/2015 Vol 62/1	12/22/2014 14:07:32
5246456	Submitted to ODAI	Notices, Opinions	Board of Zoning Adjustment - Order No. 18879 - Farhad & Shahrzad Jalinous - ANC 3C	1/2/2015 Vol 62/1	12/22/2014 14:05:41
5245971	Submitted to ODAI	Notices, Opinions	Zoning Commission Order No. 10-12B (Tiber Creek Associates, LLC)	1/2/2015 Vol 62/1	12/22/2014 13:14:21
5245777	Submitted to ODAI	Proposed Rulemaking	Zoning Commission Notice of Proposed Rulemaking: Case No. 14-10 (Text Amendment - 11 DCMR - Chapters 7 & 8)	1/2/2015 Vol 62/1	12/22/2014 13:07:26
5242576	Submitted to ODAI	Notices, Opinions	Zoning Commission Order No. 12-15A (Gallaudet University)	12/26/2014 Vol 61/53	12/18/2014 10:56:08
5242479	Submitted to ODAI	Notices, Opinions	Board of Zoning Adjustment - Order No. 18875 - The Holladay Corporation - ANC 1A	12/26/2014 Vol 61/53	12/18/2014 10:41:04
5242285	Submitted to ODAI	Notices, Opinions	Board of Zoning Adjustment - Public Notice of Closed Meetings -	12/26/2014 Vol 61/53	12/18/2014 09:40:13

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ZC Case Exhibits for IZIS 10:09 AM

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 05-38B
(Mill Creek Residential Trust, LLC –
PUD Modification @ Square 499, Lots 855-859)
December 22, 2014

THIS CASE IS OF INTEREST TO ANC 6D

On December 22, 2014, the Office of Zoning received an application from Mill Creek Residential Trust, LLC (the “Applicant”) for approval of a modification to a previously-approved PUD for the above-referenced property.

The property that is the subject of this application consists of Lots 855-859 in Square 499 in Southwest Washington, D.C. (Ward 6), which is bounded by K Street to the north, Square 542 to the east, M Street to the south, and 6th Street to the west. Pursuant to Z.C. Order No. 05-38, the Zoning Commission approved a PUD and related map amendment to rezone the property from the R-5-D Zone District to the C-3-C Zone District.

The Applicant seeks approval to make further modifications to the project. The revised project will reduce the height of the new residential buildings from 112 feet to 85 feet each and will reduce the PUD’s overall density from 4.38 FAR to 3.40 FAR. The new building on the north side of the PUD Site (the “North Tower”) will have six stories; the new building on the south side of the PUD Site (the “South Tower”) will have seven stories. The new residential towers will contain a combined total of approximately 231,605 square feet of gross floor area, with approximately 220,540 square feet of gross floor area devoted to residential and residential amenity uses; approximately 5,220 square feet of gross floor area devoted to retail use, and approximately 5,845 square feet of gross floor area devoted to service space. The overall gross floor area for the new building and the Pei Towers combined is 449,045 square feet. The number of residential units for the overall project will be reduced from 580 to 516. The number of parking spaces will be reduced from 569 to 290 spaces, located in three levels of below-grade parking in each new residential building.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.