

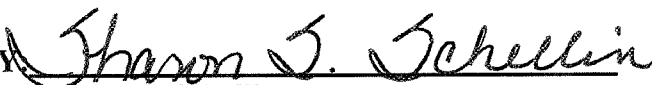
GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 06-04C

As Secretary to the Commission, I hereby certify that on June 4, 2013, copies of this Z.C. Notice of Filing were sent via electronic mail, or by first-class, postage prepaid mail if indicated by an asterisk(*), to the following:

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|---|--|
| 1. <i>D.C. Register</i> | 7. Office of Planning (Jennifer Steingasser) |
| 2. Kyrus Freeman, Esq. | 8. DDOT (Jamie Henson) |
| 3. ANC 5E*
c/o Chairperson Dianne Barnes
41 Adams Street, N.W.
Washington, DC 20001 | 9. Melinda Bolling, Acting General Counsel
DCRA |
| 4. Commissioner Teri Janine Quinn*
ANC/SMD 5E06
1708 2 nd street, N.W.
Washington, D.C. 20001 | 10. Office of the Attorney General (Alan
Bergstein) |
| 5. Gottlieb Simon
ANC | 11. DDOE (William Updike) |
| 6. Councilmember Kenyan McDuffie | |

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

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 06-04C
(Florida & Q Street, LLC – PUD Modification @ Square 3100, Lot 48)
June 4, 2013**

THIS CASE IS OF INTEREST TO ANC 5E

On May 31, 2013, the Office of Zoning received an application from Florida & Q Street, LLC (the “Applicant”) for approval of a modification to a previously approved planned unit development (“PUD”) for the above-referenced property.

The property that is the subject of this application consists of Lot 48 in Square 3100 in Northwest Washington, D.C. (Ward 5), which is located at 1600 North Capitol Street, N.W. The property is zoned, through a PUD-related map amendment, C-2-B, for the purposes of this project.

The Applicant proposes the following modifications to the project: to reduce the building’s maximum height from 86 feet to 72 feet 4 ½ inches; to increase the number of residential units from the range of 65 to 85 units, to the range of 85 to 95 units, to increase the cellar-level retail from 4,970 square feet to 4,998 square feet, with the option of converting the retail space to residential space if it cannot be leased for retail use; to reduce the number of parking spaces from 84 to 41, and to make minor refinements to the exterior façade.

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.