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278989	Submitted to ODAI	Notices, Opinions	Zoning Commission Notice of Filing: Case Number 06-14B	5/28/2010 Vol 57/22	5/24/2010 11:32:39
278116	Submitted to ODAI	Notices, Opinions	Board of Zoning Adjustment Summary Order No. 18061	5/28/2010 Vol 57/22	5/21/2010 16:34:36
278019	Submitted to ODAI	Notices, Opinions	Board of Zoning Adjustment Summary Order No. 18064	5/28/2010 Vol 57/22	5/21/2010 16:29:47
277437	Submitted to ODAI	Notices, Opinions	Board of Zoning Adjustment Order Case No. 17889-A	5/28/2010 Vol 57/22	5/20/2010 12:29:16
134750	Unconfirmed	Notices, Opinions	Board of Zoning Adjustment Summary Order No. 18014	1/22/2010 Vol 57/4	1/27/2010 22:14:19
137272	Unconfirmed	Notices, Opinions	Board of Zoning Adjustment Summary Order No. 18015	1/22/2010 Vol 57/4	1/27/2010 22:13:45
137175	Unconfirmed	Notices, Opinions	Board of Zoning Adjustment Summary Order No. 18016	1/22/2010 Vol 57/4	1/27/2010 22:13:39
137078	Unconfirmed	Notices, Opinions	Board of Zoning Adjustment Notice of Filing No. 18049	1/22/2010 Vol 57/4	1/27/2010 22:13:32
135817	Unconfirmed	Notices, Opinions	Board of Zoning Adjustment Summary Order No. 18010	1/22/2010 Vol 57/4	1/27/2010 22:13:14
136981	Unconfirmed	Public Hearing	Board of Zoning Adjustment Public Hearing Notice for March 16, 2010	1/22/2010 Vol 57/4	1/27/2010 22:13:01

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ZONING COMMISSION
District of Columbia

CASE NO. 06-14B
EXHIBIT NO. 12

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 06-14B
(Modification to a Previously-Approved @ Square 3584, Lots 23 and 811-813)
May 24, 2010

THIS CASE IS OF INTEREST TO ANC 5C, 5B, and 6C

On May 17, 2010, the Office of Zoning received an application from MidAtlantic Realty Partners, 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 is Square 3584, Lots 23 and 811-813 in Northeast Washington, D.C. (Ward 5), east of the intersection of Florida and New York Avenues, N.E. The property is currently zoned C-3-C.

The previously-approved PUD was a mixed-use development that included a 120,443-square-foot hotel, along with approximately 229,690 square feet of residential use, 601,896 square feet of office space, and 7,000 square feet of retail use. The approved project had a maximum building height of 130 feet and a maximum density of 7.06 floor area ratio ("FAR")

The Applicant is seeking to modify the PUD in order to have the option of constructing residential units in lieu of the hotel—replacing approximately 177 hotel rooms with up to 160 dwelling units, for a total of 430 dwelling units. Up to eight percent of the gross floor area of the additional dwelling units would be reserved for persons whose incomes do not exceed 80% of the area median income. Under this option, the height would remain at 130 feet, but that section of the building originally intended for the hotel use would contain one less story.

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