

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 06-35

As Secretary to the Commission, I hereby certify that on JUL 18 2006 copies of this Z.C. Notice of Filing Zoning were mailed first class, postage prepaid or sent by inter-office government mail to the following:

1. <i>D.C. Register</i>	6. Councilmember Jack Evans
2. John Epting, Esq. Pillsbury Winthrop Shaw Pittman LLP 2300 N Street, N.W. Washington, D.C. 20037-1128	7. Office of Planning (Ellen McCarthy)
	8. DDOT (Ken Laden)
3. Commissioner Richard Price ANC/SMD 2A02 2555 Pennsylvania Ave., NW #818 Washington, DC 20037	9. Zoning Administrator (Bill Crews)
	10. Jill Stern, Esq. General Counsel 941 North Capitol Street, N.E. Suite 9400 Washington, D.C. 20002
4. Vince Micone, Chair ANC 2A State Plaza Hotel 725 24th Street, NW Washington, DC 20037	11. Office of the Attorney General (Alan Bergstein)
5. Gottlieb Simon ANC 1350 Pennsylvania Avenue, N.W. Washington, D.C. 20004	

ATTESTED BY:


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

ZONING COMMISSION
District of Columbia

CASE NO. 06-35

EXHIBIT NO. 10

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ZONING COMMISSION

District of Columbia

CASE NO.06-35

EXHIBIT NO.10

ZONING COMMISSION NOTICE OF FILING
Case No. 06-35
(Consolidated PUD – Square 24, Lots 109 & 883)
July 17, 2006

THIS CASE IS OF INTEREST TO ANC 2A

On July 11, 2006, the Office of Zoning received an application from CESC 1229-1231 TRS, Inc. and CESC 1227 LLC (collectively, the “applicant”) for approval of a consolidated PUD for the above-referenced property.

The property that is the subject of this application consists of Square 24, Lots 109 and 883 in Northwest Washington, D.C. (Ward 2) and is located at 1227-1231 25th Street, N.W. The property is currently zoned CR.

The applicant proposes to expand the building at 1229-1231 25th Street, N.W. and convert it to residential use, and expand the building at 1227 25th Street, N.W. for continued office use. The total project will create approximately 190-240 new residential units and approximately 143,333 square feet of office space. The total gross floor area included in the proposed PUD is approximately 459,163 square feet for a total FAR of approximately 6.1. Both buildings will measure 110 feet tall and will include a total of 334 parking spaces. This request is not inconsistent with the Comprehensive Plan of the District of Columbia.

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