

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Office of Zoning**



**Z.C. CASE NO.: 08-07A**

As Secretary to the Commission, I hereby certify that on July 2, 2014, copies of the 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 8A*<br>2100-D M.L.K., Jr., Avenue, S.E.<br>Washington, D.C. 20020                          | 9. Melinda Bolling, Acting General Counsel<br>DCRA     |
| 4. Commissioner Greta Fuller*<br>ANC/SMD 8A06<br>1532 Maple Place, S.E.<br>Washington, D.C. 20020 | 10. Office of the Attorney General (Alan<br>Bergstein) |
| 5. Gottlieb Simon<br>ANC  | 11. DDOE (William Updike)                              |
| 6. Councilmember Marion Barry   |  |

ATTESTED BY:

A handwritten signature in blue ink that reads "Sharon S. Schellin".

**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. 08-07A**  
**(Four Points, LLC and Curtis Properties, Inc. – 2<sup>nd</sup>-Stage PUD and PUD**  
**Modification @ 2255 Martin Luther King, Jr., Avenue, S.E.)**  
**July 1, 2014**

**THIS CASE IS OF INTEREST TO ANC 8A**

On June 30, 2014, the Office of Zoning received an application from Four Points, LLC and Curtis Properties, Inc. (together, the “Applicant”) for approval of a second-stage planned unit development (“PUD”) and modification to a previously approved PUD for the above-referenced property.

The property that is the subject of this application consists of Lot 839 and part of Lot 906 in Square 5785 in Southeast Washington, D.C. (Ward 8), which is located at 2255 Martin Luther King, Jr. Avenue, S.E. The property is zoned, for the purposes of this project, C-3-A, through a PUD-related map amendment.

The Applicant proposes to develop a six-story, residential building with approximately 71 residential units, 80% of which will be devoted to those earning up to 60% of the area median income (“AMI”). The project, originally approved for 65 units in 65,000 square feet of space, will have an increase in size to 68,263 square feet. The density will increase from 2.57 floor area ratio (“FAR”) to 2.85 FAR, the lot occupancy will increase from 43% to 47%, and the building height will increase from 60 feet to 65 feet. Automobile parking will be reduced from 33 to 26 parking spaces, while bicycle parking spaces will increase from 22 to 37 spaces.

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.