

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



MEMORANDUM

To: Office of Documents and Administrative Issuance (via e-mail)
From: Sharon S. Schellin ^{S3}
Secretary to the Zoning Commission
Date: October 1, 2009
Re: Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on October 9, 2009:

1. Z.C. Notice of Filing (Case No. 09-15).

Attachment

ZONING COMMISSION
District of Columbia

CASE NO. 09-15
EXHIBIT NO. 12

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 09-15
(Consolidated PUD and Related Map Amendment @ Square 2661, Lot 152)
October 1, 2009

THIS CASE IS OF INTEREST TO ANC 1B

On September 25, 2009, the Office of Zoning received an application from G.K.D. 1412 Chapin Street, LLC, *et al.* (the "Applicant") for approval of a consolidated PUD and a related map amendment for the above-referenced property.

The property that is the subject of this application consists of Lot 152 in Square 2661 in Northwest Washington, D.C. (Ward 1) at 1412 Chapin Street, N.W. The property is currently zoned R-5-B. The Applicant proposes a related map amendment to zone the property to C-2-B.

The Applicant proposes to construct a 48,258 square-foot building with five stories (57 feet in height), that will provide 44 units of workforce housing (defined here as housing affordable to families earning no more than 60% of Area Median Income ("AMI")). The density of the building will be a 5.36 floor area ratio ("FAR") and the lot occupancy will be up to 100% on the ground floor.

The project will provide 16 vehicle parking spaces, one loading/delivery space, and 41 bicycle parking spaces in an indoor garage. The project will be constructed in accordance with the 2008 Enterprise Green Criteria.

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