

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



**Z.C. CASE NO.: 10-26B**

As Secretary to the Commission, I hereby certify that on January 22, 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:

- |                                                                                                      |                                                        |
|------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| 1. <i>D.C. Register</i>                                                                              | 7. Office of Planning (Jennifer Steingasser)           |
| 2. Kyrus Freeman, Esq.<br>Holland & Knight                                                           | 8. DDOT (Jamie Henson)                                 |
| 3. ANC 1A*<br>1380 Monroe Street, N.W.<br>Suite 103<br>Washington, D.C. 20010                        | 9. Melinda Bolling, Acting General Counsel<br>DCRA     |
| 4. Commissioner Bobby Holmes<br>ANC/SMD 1A09<br><a href="mailto:1A09@anc.dc.gov">1A09@anc.dc.gov</a> | 10. Office of the Attorney General (Alan<br>Bergstein) |
| 5. Gottlieb Simon<br>ANC                                                                             | 11. DDOE (William Updike)                              |
| 6. Councilmember Jim Graham                                                                          |                                                        |

ATTESTED BY:

A handwritten signature in blue ink, which appears to read "Sharon S. Schellin", is written over a horizontal line.

**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. 10-26B**  
**(3321 Georgia, LLC – PUD Modification @ Square 3040, Lot 130)**  
**January 22, 2014**

**THIS CASE IS OF INTEREST TO ANC 1A**

On January 15, 2014, the Office of Zoning received an application from 3321 Georgia, LLC (the “Applicant”) for approval of a modification of a planned unit development (“PUD”) for the above-referenced property.

The property that is the subject of this application consists of Lot 130 in Square 3040 in Northwest Washington, D.C. (Ward 1), which is located at 3321-3335 Georgia Avenue, N.W. The property is currently zoned, for the purposes of this project, GA/C-2-B (the underlying zoning is GA/C-2-A).

The Applicant proposes to make the following modifications to the PUD: 1) increase the number of residential units from 112 to 126; 2) increase the total square footage from 118,160 to 125,423 (increasing the residential square footage from 82,801 to 95,735, decreasing the retail square footage from 7,190 to 4,330, and decreasing the loading and circulation space from 23,031 to 22,220); 3) increase the parking from 49 to 51 spaces; and 4) make minor refinements to the exterior of the building.

The modified project will have a density of 5.70 floor area ratio (“FAR”) and maximum building height of 89 feet, eight inches, compared to the maximum density of 5.37 FAR and maximum building height of 90 feet in the approved PUD.

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.