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915988	Submitted to ODAI	Notices, Opinions	Board of Zoning Adjustment -Order 18153 - Julie Norton (ANC 2B)	4/1/2011 Vol 58/13	3/29/2011 12:54:02
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858273	Submitted to ODAI	Notices, Opinions	Board of Zoning Adjustment - Order 18174 Gary Cohen - (ANC 6B)	4/1/2011 Vol 58/13	3/23/2011 15:23:27
858176	Submitted to ODAI	Notices, Opinions	Board of Zoning Adjustment -Order 18167/17431-B - King's Creek, LLC - (ANC 1C)	4/1/2011 Vol 58/13	3/23/2011 15:17:27
857982	Submitted to ODAI	Public Hearing	Zoning Commission Notice of Public Hearing: Case No. 11-07 (American University - Campus Plan and Further Processing)	4/1/2011 Vol 58/13	3/23/2011 14:18:37
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ZONING COMMISSION
District of Columbia

CASE NO. 11-08
EXHIBIT NO. 9

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 11-08
(Consolidated PUD and Related Map Amendment @ Square 2578, Lot 26)
March 28, 2011

THIS CASE IS OF INTEREST TO ANC 1C and 1B

On March 24, 2011, the Office of Zoning received an application from Il Palazzo, LLC (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 Square 2578, Lot 26 in Northwest Washington, D.C. (Ward 1) at 2700 16th Street, N.W. The property is currently split-zoned R-5-D and D/R-5-B. The Applicant proposes a map amendment to rezone the property to R-5-D, removing it from the Diplomatic Overlay Zone District. (See below for summaries of the R-5-B and R-5-D Zone Districts.)

The Applicant proposes to construct a residential project on the property that is currently improved with the former Embassy of Italy. The Applicant will preserve the existing building and construct an eight-story addition at the rear of the property. The development will consist of approximately 110-135 residential units that will primarily be one-bedroom units, but will also include units ranging from efficiencies to three-bedroom units. The maximum height of the project will be 89 feet and the maximum density will be 2.8 floor area ratio ("FAR"). There will be an underground garage with approximately 60-90 parking spaces.

R-5-B Zone District – permits matter-of-right moderate-density development of general residential uses, including single-family dwelling, flats, and apartment buildings, to a maximum lot occupancy of 60% (20% for public recreation centers), a maximum density of 1.8 FAR, and a maximum height of 50 feet (90 feet for schools and 45 feet for public recreation and community centers). The rear yard requirement is not less than 15 feet.

R-5-D Zone District – permits matter-of-right medium/high-density development of general residential uses (see R-5-B) to a maximum lot occupancy of 75% (20% for public recreation and community centers), a maximum density of 3.5 FAR, and a maximum height of 90 feet (45 feet for public recreation and community centers). The rear yard requirement is not less than 15 feet.

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