

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 11-08

MAR 29 2011

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

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|---|--|
| 1. D.C. Register (via e-mail) | 7. Gottlieb Simon
ANC
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004 |
| 2. Allison Prince & Christine Roddy, Esqs.
Goulston & Storrs
1999 K Street, N.W. Suite 500
Washington, D.C. 20006-1101 | 8. Councilmember Jim Graham |
| 3. ANC 1C
P.O. Box 21009
Washington, DC 20009 | 9. Office of Planning (Harriet Tregoning) |
| 4. Commissioner Steve Lanning
ANC/SMD 1C06
1736 Columbia Road, N.W. #101
Washington, D.C. 20009 | 10. DDOT (Karina Ricks) |
| 5. ANC 1B
2000 14 th Street, N.W.
Washington, D.C. 20009 | 11. Melinda Bolling, Acting General Counsel
DCRA
1100 4 th Street, S.W.
Washington, D.C. 20024 |
| 6. Commissioner Juan E. Lopez
ANC/SMD 1B07
2750 14 th Street, N.W. #208
Washington, D.C. 20009 | 12. Office of the Attorney General (Alan Bergstein) |
| | 13. DDOE (Nina Albert) |

ATTESTED BY:


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

ZONING COMMISSION
District of Columbia

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 Overly 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.