

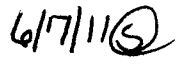
GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 11-11

JUN 06 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:

1. D.C. Register (via e-mail) 6/7/11 
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6. Councilmember Jim Graham
7. Office of Planning (Harriet Tregoning)
8. DDOT (Martin Parker)
9. Melinda Bolling, Acting General Counsel
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10. Office of the Attorney General (Alan Bergstein)
11. DDOE (Nina Albert)

ATTESTED BY: _____


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

ZONING COMMISSION
District of Columbia

CASE NO. 11-11
EXHIBIT NO. 9

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 11-11
(Consolidated PUD and Related Map Amendment @ Square 2562, Lot 95)
June 6, 2011

THIS CASE IS OF INTEREST TO ANC 1C

On June 2, 2011, the Office of Zoning received an application from 1711 Florida Avenue Property, 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 2562, Lot 95 in Northwest Washington, D.C. (Ward 1) at 1711 Florida Avenue, N.W. The property is currently zoned RC/C-2-B. The Applicant proposes a map amendment to zone the property to C-2-B.

The Applicant proposes to convert a three-story parking garage into a mixed-use development with 125-130 residential units, neighborhood-serving commercial uses at street level, and parking garage. The project will retain the lower levels of parking as a base on which the housing will be built. The Applicant seeks the related map amendment to remove the property from the Reed-Cooke ("RC") Overlay Zone District to allow the project to achieve the height and density proposed, 79 feet and eight inches and 5.8 floor area ratio ("FAR"), respectively. The Applicant notes that removal of the property from the Overlay will remove a grandfathered nonconforming use and replace it with uses more compatible with the Overlay, while still allowing parking.

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