

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 14-01A

As Secretary to the Commission, I hereby certify that on December 23, 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:

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|----|---|-----|---|
| 1. | <i>D.C. Register</i> | 6. | Councilmember Kenyan McDuffie |
| 2. | Norman M. Glasgow, Jr., Esq.
Jessica Bloomfield, Esq.
Holland & Knight | 7. | Office of Planning (Jennifer Steingasser) |
| 3. | ANC 5D
c/o Kathy Henderson, Chair
1807 L Street, NE
Washington, DC 20002 | 8. | DDOT (Jamie Henson) |
| 4. | Commissioner Peta-Gay S. Lewis
SMD 5D01
1868 Corcoran Street NE
Washington, DC 20002 | 9. | Melinda Bolling, Acting General Counsel
DCRA |
| 5. | Gottlieb Simon
ANC | 10. | Office of the Attorney General (Alan Bergstein) |
| | | 11. | DDOE (Jay Wilson) |

ATTESTED BY:

A handwritten signature in blue ink, appearing 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. 14-01A
(Jemal's Hecht's, LLC – PUD Modification and Related Map Amendment @
Square 4037, Portions of Lots 7 & 804)
December 23, 2014

THIS CASE IS OF INTEREST TO ANCs 4A & 4B

On December 22, 2014, the Office of Zoning received an application from Jemal's Hecht's, LLC (the "Applicant") for approval of a modification to a previously-approved PUD and related map amendment for the above-referenced property.

The property that is the subject of this application consists of Portions of Lots 7 and 804 in Square 4037 in Northeast Washington, D.C. (Ward 5), which is located at 1401 New York Avenue, N.E. The property is currently zoned C-M-3. The Applicant proposes a PUD-related map amendment to rezone the property, for the purposes of this project, to C-3-C.

The Applicant proposes to construct a two-story addition to the existing warehouse building on the PUD Site. The addition will be located on the southeast corner of the PUD Site and will be connected to the warehouse building by a metal trellis. The addition will contain approximately 8,074 square feet of gross floor area and will rise to a maximum height of 32 feet, 11 inches. The addition is proposed to be leased by a restaurant or other retail establishment as permitted in the C-3-C Zone District.

The building addition is located in an area of the PUD Site that was originally approved for use as a circular driveway for vehicular pick-up and drop-off for building residents, visitors, and employees. The approved driveway was approximately 169 feet long and 24 feet wide, with ingress and egress from Hecht Avenue to the east of the PUD Site. The Applicant proposes to modify the driveway configuration as part of this application to provide space for the building addition with a one-way drive aisle with ingress from Hecht Avenue and egress onto Okie Street.

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.