

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning




Z.C. CASE NO.: 14-05

As Secretary to the Commission, I hereby certify that on APR 01 2014 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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ATTESTED BY:


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

ZONING COMMISSION
District of Columbia

CASE NO. 14-05
EXHIBIT NO. 8

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 14-05
(Forest City Washington – Text Amendment to § 1803 of the Zoning Regulations)
March 31, 2014

THIS CASE IS OF INTEREST TO ANC 6D

On March 27, 2014, the Office of Zoning received a petition from Forest City Washington (the “Petitioner”) to amend § 1803 of the Zoning Regulations in order to permit more density and height for the western portion of The Yards development (“Yards West”)

Yards West, the property that is the subject of this petition, consists of Parcel A, which fronts on M Street, S E , and Parcels F, G, H, and I, which are south of Parcel A and between 1st Street, S.E and Canal Street SE The property is zoned SEFC/CR Zone District.

The SEFC Overlay predates the approval of the Ballpark and the CG Overlay, so the SEFC Overlay permits less height and density than is permitted on neighboring properties The Applicant proposes amendments to the SEFC Overlay as follows

Section 1803.7(b). Permit a 1 0 floor area ratio (“FAR”) bonus for residential use in the SEFC/CR Zone District,

Section 1803 5(b): Allow a height permitted by the 1910 Height Act for any property that utilizes the residential bonus density described above,

Section 1803 8· Require Zoning Commission design review for any property utilizing bonus height and density for residential use, and

Section 1803.3(1) Authorize deviations from the ground-floor preferred use requirements only after approval from the Zoning Commission

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