

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 14-18A

As Secretary to the Commission, I hereby certify that on September 28, 2016, 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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ATTESTED BY:

A handwritten signature in blue ink that reads "Sharon S. Schellin".

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. 14-18A
(Mid-City Financial Corporation, *et al.* – Second-Stage PUD and Modification to
Previously Approved First-Stage PUD @ Square 3953, Lots 1, 2, and 3)
September 28, 2016

THIS CASE IS OF INTEREST TO ANCs 5C and 5B

On September 22, 2016, the Office of Zoning received an application Mid-City Financial Corporation, Brentwood Associates, LP, and MCF Brentwood SC, LLC (collectively, the “Applicant”) for approval of a second-stage planned unit development (“PUD”) and modification to the previously approved first-stage PUD for the above-referenced property.

The property that is the subject of this application consists of Lots 1, 2, and 3 in Square 1043 in northeast Washington, D.C. (Ward 5), on a site that is bounded by Saratoga Avenue (north), Brentwood Road (west), 14th Street (east), and a public alley (west). The property is currently zoned, through a PUD-related map amendment, RA-2 (the underlying zone is RA-1).

The property that is the subject of this case is one block (Block 7) of a larger PUD. Block 7 was originally approved to include: 1) 28 two-over-two units; and 2) a five-story building with up to 286 units, 150-200 of which comprised a senior housing component. The proposed modification would include: 1) a four-story apartment building containing 131 units with associated ground-floor amenity space and 68 below-grade parking spaces; and 2) a four-story residential building containing approximately 200 seniors-only independent living units with associated ground-floor amenity space and 50 below-grade parking spaces. The proposed modification changes the two-over-two units to a traditional apartment building, which will now house the senior units and reduces the five-story building to four stories.

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.