

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 15-01

As Secretary to the Commission, I hereby certify that on February 2, 2015, 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> | 8. Councilmember Charles Allen |
| 2. Kyrus Freeman, Esq. | 9. Office of Planning (Jennifer Steingasser) |
| 3. ANC 5D*
c/o ANC Chairperson Kathy Henderson
1807 L Street, N.E.
Washington, D.C. 20002 | 10. DDOT (Jamie Henson) |
| 4. Commissioner Peta-Gay Lewis*
ANC/SMD 5D01
1868 Corcoran Street, N.E.
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Acting General Counsel
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| 5. ANC6C*
P.O. Box 77876
Washington, D.C. 20013 | 12. Office of the Attorney General (Alan Bergstein) |
| 6. Gottlieb Simon
ANC | 11. DDOE (Jay Wilson) |
| 7. Councilmember Kenyan McDuffie | |

ATTESTED BY:

A handwritten signature in blue ink, reading "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. 15-01
(Level 2 Development – Consolidated PUD and Related
Map Amendment @ Square 3587, Lot 4)
February 2, 2015

THIS CASE IS OF INTEREST TO ANC 5D and 6C

On January 28, 2015, the Office of Zoning received an application from Level 2 Development (the “Applicant”) for approval of a consolidated PUD and related map amendment for the above-referenced property.

The property that is the subject of this application consists of Lot 4 in Square 3587 in Northeast Washington, D.C. (Ward 6), which is located at 320 Florida Avenue, N.E. The property is currently zoned C-M-1. 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 redevelop a site that is presently improved with a fast food restaurant with a drive-through, into a mixed-use residential and retail development. The approximately 216,617-square-foot building will contain about 315 housing units. It will have a maximum height of 120 feet and a density of 8.0 floor area ratio (“FAR”). There will be two levels of underground parking (143 parking spaces), and the project will be built to LEED-Silver equivalency.

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.