

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 15-04

As Secretary to the Commission, I hereby certify that on March 9, 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> | 7. Office of Planning (Jennifer Steingasser) |
| 2. Dennis Hughes, Esq.
Holland & Knight | 8. DDOT (Jamie Henson) |
| 3. ANC 5A*
5171 South Dakota Avenue, N.E.
Washington, D.C. 20017 | 9. Charles Thomas, Esq.
Interim General Counsel
DCRA |
| 4. Commissioner Angel Alston*
ANC/SMD 5A08
4720 7 th Street, N.E..
Washington, D.C. 20017 | 10. Office of the Attorney General (Alan
Bergstein) |
| 5. Gottlieb Simon
ANC | 11. DDOE (Jay Wilson) |
| 6. Councilmember Kenyan McDuffie | |

ATTESTED BY:

A handwritten signature in blue ink, reading "Sharon S. Schellin", is written over a solid black 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. 15-04
(Comstock Sixth Street, LLC – Consolidated PUD and Related Map Amendment @
Square 3788, Lot 814)
March 9, 2015

THIS CASE IS OF INTEREST TO ANC 5A

On March 4, 2015, the Office of Zoning received an application from Comstock Sixth Street, LLC (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 814 in Square 3788 in Northeast Washington, D.C. (Ward 5), which is located on a site that is bounded by the Emerson Park townhouse development (north), Capital Area Food Bank (west), 6th Place, N.E. (south), and 7th Street, N.E. (east). The property is currently zoned FT/C-M-1 and R-2. The Applicant proposes a PUD-related map amendment to rezone the property, for the purposes of this project, to R-4.

The Applicant proposes to construct 40 single-family row dwellings, each containing three bedrooms and a one-car garage. The overall density will be approximately 0.49 floor area ratio (“FAR”); the lot occupancy will be 18%; and the maximum height will be 40 feet (three 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.