

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 15-05

As Secretary to the Commission, I hereby certify that on March 18, 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. David Avitabile, Esq. | 8. DDOT (Jamie Henson) |
| 3. ANC 6D*
1101 4 th Street, S.W., Suite W 130
Washington, D.C. 20024 | 9. Charles Thomas, Esq.
Interim General Counsel
DCRA |
| 4. Commissioner Majorie Lightman*
ANC/SMD 6D01
1100 6 th Street, S.W.
Washington, D.C. 20024 | 10. Office of the Attorney General (Alan Bergstein) |
| 5. Gottlieb Simon
ANC | 11. DDOE (Jay Wilson) |
| 6. Councilmember Charles Allen | |

ATTESTED BY:


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. 15-05
(P.N. Hoffman & Associates, Inc. and Riverside Baptist Church– Consolidated PUD
and Related Map Amendment @ Square 472, Lot 127)
March 18, 2015

THIS CASE IS OF INTEREST TO ANC 6D

On March 16, 2015, the Office of Zoning received an application from P.N. Hoffman & Associates, Inc. and Riverside Baptist Church (together 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 127 in Square 472 in Southwest Washington, D.C. (Ward 6), which is located at 680 I Street, S.W. The property is currently zoned R-5-B. The Applicant proposes a PUD-related map amendment to rezone the property, for the purposes of this project, to C-3-A.

The Applicant proposes to demolish an existing church and construct a new mixed-use building containing a church and approximately 170 residential units. Forty-five percent of the residential units will be larger units that are “...more family inclusive” with a mix of one-bedroom plus den units, two-bedroom units, and two-bedroom plus den units. The residential building will have a maximum height of 90 feet and the church will reach a maximum height of 56 feet, with the bulk of the building being 37-40 feet tall. The total density of the project will be 4.57 floor area ratio (“FAR”). There will be approximately 160 car parking spaces and 64 bicycle parking spaces.

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.