

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 15-10

As Secretary to the Commission, I hereby certify that on April 14, 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. | Leila Batties, Esq.
Holland & Knight. | 8. | DDOT (Jamie Henson) |
| 3. | ANC 7C*
4651 Nannie Helen Burroughs Avenue, N.E.
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Washington, D.C. 20019 | 9. | Maximilian Tondro, Esq.
Interim General Counsel
DCRA |
| 4. | Commissioner Patricia Malloy*
ANC/SMD 7C01
501 50 th Place, N.E.
Washington, D.C. 20019 | 10. | Office of the Attorney General (Alan Bergstein) |
| 5. | Gottlieb Simon
ANC | 11. | DDOE (Jay Wilson) |
| 6. | Councilmember Yvette Alexander | | |

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. 15-10
(Deanwood Hills, LLC – Consolidated PUD and Related Map Amendment @
Square 5197, Lot 809)
April 15, 2015

THIS CASE IS OF INTEREST TO ANC 7C

On April 13, 2015, the Office of Zoning received an application from Deanwood Hills, 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 809 in Square 5197 in Northeast Washington, D.C. (Ward 7), which is located at 5201 Hayes Street, 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 R-5-B.

The Applicant proposes to construct a 152,500-square-foot apartment house including approximately 150 dwelling units with a mix of studio, one-bedroom, two-bedroom, three-bedroom, and four-bedroom units. Fifty of the units will be set aside as replacement housing for Lincoln Heights and Richardson Dwellings, and the remainder will be dedicated to households with incomes not exceeding 60% of the area median income (“AMI”). The PUD will have a maximum height of 62’-3,” a density of 1.63 floor area ratio (“FAR”), and it will have 75 off-street parking spaces. The building will meet the Enterprise Green Communities standard for residential buildings.

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.