



BEFORE THE BOARD OF ZONING ADJUSTMENT AND ZONING COMMISSION OF THE DISTRICT OF COLUMBIA



FORM 145 – AFFIDAVIT OF POSTING

Before completing this form, please review the instructions on the reverse side. Print or type all information unless otherwise indicated.

Holland + Knisht Freda Hobar (Name of person posting the property), being first duly sworn, do hereby depose and say that:

On Aug. 13, 2019 (date) at 10:45 (time) I caused 6 (number of notices)

Zoning Sign(s) furnished by the Office of Zoning to be posted on private property known as:

First stage PUD + Second Stage PUD Square 620 1st Place NW, L + M St + NW + First St NW (address of premises)

In plain view of the public on the following street frontages:

I caused to be taken, 6 (no. of photos) photograph(s), attached hereto, of the Zoning Sign(s) in place which fairly depict each

Zoning Sign as seen by the public. The photographs are numbered and correspond to the following street frontages:

Photograph No.	Street Frontage
<u>1+2</u>	<u>First + L St NW</u>
<u>3+4</u>	<u>First Place NW</u>
<u>5+6</u>	<u>L + M St NW</u>

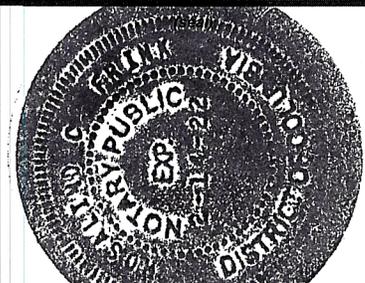
I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Date: Aug 13 - 2019 Signature: Holland + Knisht Freda Hobar

Subscribed and sworn to before me this 13th (date) day of August (month), 2019 (year)

Rosalind Frink (Signature)  
Notary Public, D.C.

My commission expires on: Feb. 14, 2022 (date)



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
**PUBLIC HEARING NOTICE**  
OF A  
**ZONING PROPOSAL**

CASE NO.

15-20C

TSBC Owner, LLC

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4<sup>TH</sup> STREET, N.W. ON ~~9/26/19~~ AT ~~6:30 PM~~ TO CONSIDER A PROPOSAL FOR

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF RESCHEDULED PUBLIC HEARING

TIME AND PLACE: Thursday, September 26, 2019, @ 6:30 p.m.  
Jerrily R. Kress Memorial Hearing Room  
441 4<sup>th</sup> Street, N.W., Suite 220-South  
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. CASE NO. 15-20C (TSBC Owner I, LLC – First-Stage Planned Unit Development Modifications and Second-Stage Planned Unit Development Approval @ Square 620)

THIS CASE IS OF INTEREST TO ANC 6E

On November 19, 2018, TSBC Owner I, LLC (the "Applicant") filed an application (the "Application") seeking (1) modifications to the first-stage planned unit development ("PUD") 20A, and modified by Z.C. Order No. 15-20 (as extended by Z.C. Order No. 15-Stage PUD approval for Phase 1, the South Parcel, that certain 6.716 acres that is more particularly described as Lots 250, 891, 894, 895, 898, 900, and 904, and 905 in Square 620 (collectively, the "Property"). The majority of the Property was formerly the Sorsum Corda Cooperative.

The Application proposes to modify the Order to reduce the density of the North Parcel by approximately 74,000 square feet and 104 units and to allocate this density to the South Parcel and to change the building height and massing and site organization. The Applicant also proposes to move the loading facilities from L Street, N.W. to 1<sup>st</sup> Place, N.W., and to change the timing of the installation of playground equipment from prior to the building permit to the certificate of occupancy.

In the second-stage PUD, the Applicant proposes to divide the South Parcel into two theoretical lots – Lot 1A and Lot 1B, which will be improved with two apartment houses totaling 355,143 square feet of gross floor area generating approximately 531 units. The maximum building height for the Phase 1 development will be 110 feet, and the density will be approximately 3.22 FAR. Phase 1 will include the construction of up to 300 below grade parking spaces.

The Office of Planning submitted its report to the Office of Zoning on February 5, 2019. The Zoning Commission set down the Application for a public hearing on February 23, 2019. The Applicant filed its prehearing statement with the Commission on May 15, 2019.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR Subtitle Z, Chapter 4.

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT  
441 4<sup>TH</sup> STREET, NW, SUITE 200-S/210-S  
WASHINGTON, DC 20001  
(202) 727-6311 ♦ (202) 727-6072 - fax  
website: [www.dcoz.dc.gov](http://www.dcoz.dc.gov) ♦ e-mail: [dcoz@dc.gov](mailto:dcoz@dc.gov)

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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
**PUBLIC HEARING NOTICE**  
OF A  
**ZONING PROPOSAL**

CASE NO.

15-200

OF

ASBC I, LLC  
OWNER

THE ZONING COMMISSION OF THE DISTRICT OF  
COLUMBIA WILL HOLD A PUBLIC HEARING IN  
SUITE 220-S, ONE JUDICIARY SQUARE, 441 4<sup>TH</sup>  
STREET, N.W. ON 9/26/19 AT 6:30 PM  
TO CONSIDER A PROPOSAL FOR

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF PUBLIC HEARING

TIME AND PLACE:

Judith H. Kross Memorial Hearing Room  
441 4<sup>th</sup> Street, N.W., Suite 220-S  
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. CASE NO. 15-200 (YRBC Owner 1, LLC - First-Stage Planned Unit Development  
Modifications and Second-Stage Planned Unit Development Approval at Square 420)

THIS CASE IS OF INTEREST BECAUSE:

On November 19, 2018, TBBC Owner 1, LLC (the "Applicant") filed an application (the  
"Application") seeking 113 modifications to the first-stage planned unit development ("PUD")  
approved pursuant to Zoning Commission Order No. 15-30 (as amended by Z.C. Order No. 15-  
200, and modified by Z.C. Order No. 15-200, all items collectively, the "Order") and 113 second-  
stage PUD approval for Phase 1, the South Parcel, that contains a 7.5% area that is more precisely  
described as Lots 220, 493, 398, 495, 496, 500, and 504, and 907 in Square 420 (collectively, the  
"Property"). The majority of the Property was formerly the Bureau Condo Cooperative.

The Applicant proposes to modify the Order to reduce the density of the South Parcel by  
approximately 30,000 square feet and 100 units and to allocate this density to the South Parcel and  
to change the building height and setbacks and use in general. The Applicant also proposes to  
move the building location from E Street, N.W. to F Street, N.W. and to change the timing of the  
installation of playground equipment from prior to the building permit to the completion of  
occupancy.

In the second-stage PUD, the Applicant proposes to divide the South Parcel into two parcels:  
Lot 1A and Lot 1B, which will be improved with two apartment houses totaling 205,143  
square feet of gross floor area generating approximately 551 units. The maximum building height  
for the Phase 1 development will be 110 feet, and the density will be approximately 5.22 F.U.S.  
Phase 1 will include the construction of up to 100 below-grade parking spaces.

The Office of Planning submitted its report to the Office of Zoning on February 5, 2019. The  
Zoning Commission set aside the Application for a public hearing on February 25, 2019. The  
Applicant filed its pre-hearing statement with the Commission on May 15, 2019.

This public hearing will be conducted in accordance with the amended use provisions of the  
Zoning Regulations, 11 DCMR Subtitle Z, Chapter 4.

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT  
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WASHINGTON, DC 20001  
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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
**PUBLIC HEARING NOTICE**  
OF A  
**ZONING PROPOSAL**

CASE NO.  
**15-20c**  
**TSBC** OF **Owner I, LLC**

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4<sup>TH</sup> STREET, N.W. ON **9/26/19** AT **6:30PM** TO CONSIDER A PROPOSAL FOR

THE ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
441 4<sup>TH</sup> STREET, N.W., SUITE 220-S  
WASHINGTON, DC 20001  
(202) 727-6311 • (202) 727-6072 fax  
website: www.dcoz.dc.gov • email: dcoz@dc.gov

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT  
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**NO TRESPASSING**

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
**PUBLIC HEARING NOTICE**  
OF A  
**ZONING PROPOSAL**

CASE NO.

15-20C

OF

ASBC I, LLC  
owner

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4<sup>TH</sup> STREET, N.W. ON 9/26/19 AT 6:30 PM TO CONSIDER A PROPOSAL FOR

**TIME AND PLACE:**  
FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:  
Z.C. CASE NO. 15-20C (ZONING CASE NO. 15-20C) FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:  
ZONING CASE NO. 15-20C (ZONING CASE NO. 15-20C) FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

The Application proposes to modify the Order to reduce the density of the South Panel to approximately 140 units per acre and to allow for an increase in the height of the South Panel to 100 feet. The Application also proposes to increase the height of the South Panel to 100 feet and to allow for an increase in the height of the South Panel to 100 feet. The Application also proposes to increase the height of the South Panel to 100 feet and to allow for an increase in the height of the South Panel to 100 feet.

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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
**PUBLIC HEARING NOTICE**  
OF A  
**ZONING PROPOSAL**

CASE NO.

15-20C

KSBC OF Owner I, /k

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4<sup>TH</sup> STREET, N.W. ON 9/26/19 AT 6:30 pm TO CONSIDER A PROPOSAL FOR

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF RESUBMITTED PUBLIC HEARING

TIME AND PLACE: Thursday, September 26, 2019, @ 6:30 p.m.  
Jerrold R. Kross Memorial Hearing Room  
441 4<sup>th</sup> Street, N.W., Suite 220-South  
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. CASE NO. 15-20C (KSBC Owner I, LLC - First-Stage Planned Unit Development Modifications and Second-Stage Planned Unit Development Approval @ Square 420)

THIS CASE IS OF INTEREST TO ANYONE

On November 19, 2018, YSBC, Owner I, LLC (the "Applicant") filed an application for "Application" seeking (1) modifications to the first-stage planned unit development ("PUD") approval pursuant to Zoning Commission Order No. 15-20 (as amended by Z.C. Order No. 15-20A and modified by Z.C. Order No. 15-20B), all items collectively, the "Order"; and (2) Second-Stage PUD approval for Phase 1, the South Parcel, that contains 6.3 +/- acres that is more particularly described as Lots 220, 221, 204, 205, 206, 209, and 204, and 205 in Square 420 (collectively, the "Property"). The majority of the Property was formerly the Seward Circle Cooperative.

The Application proposes to modify the Order to reduce the density of the South Parcel to approximately 24,000 square feet and 136 units and to otherwise conform to the South Parcel and to change the building height and setbacks and site composition. The Application also proposes to move the loading facilities from E Street, N.W. to 1<sup>st</sup> Place, N.W. and to change the timing of the installation of playground equipment from prior to the building permit to the completion of construction.

In the second-stage PUD, the Applicant proposes to divide the South Parcel into two identical lots - Lot 1A and Lot 1B, which will be improved with two apartment houses totaling 210,000 square feet of gross floor area generating approximately 210 units. The maximum building height for the Phase 1 development will be 710 feet, and the density will be approximately 1.0 F.U.S. Phase 1 will include the construction of up to 300 below-grade parking spaces.

The Office of Planning submitted its report to the Office of Zoning on February 5, 2019. The Zoning Commission held a public hearing on February 29, 2019. The Applicant filed its processing statement with the Commission on May 15, 2019.

This public hearing will be conducted in accordance with the standard case provisions of the Zoning Regulations, §§ 2000.01(b)(2) and 2000.01(c).

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