

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 15-20C

As Secretary to the Commission, I hereby certify that on December 6, 2018, copies of the Z.C. Notice of Filing were sent via electronic mail to the following:

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10. Office of the Attorney General (Alan Bergstein)
11. At-Large Councilmembers:
 - Phil Mendelson
 - David Grosso
 - Elissa Silverman
 - Anita Bonds
 - Robert White, Jr.

ATTESTED BY:

A handwritten signature in blue ink that reads "Sharon S. Schellin". The signature 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. 15-20C
(TBSC Owner I, LLC – First-Stage PUD Modifications of Significance
and Second-Stage PUD @ Square 620)
December 6, 2018

THIS CASE IS OF INTEREST TO ANC 6E

On November 19, 2018, the Office of Zoning received an application from TBSC I, LLC (the “Applicant”) for approval of a modification of significance to a previously approved first-stage planned unit development (“PUD”) and for approval of a second-stage PUD.

The property that is the subject of this application consists of Lots 250, 893-895, 898, 900, 904, and 905 in Square 620 in northwest Washington, D.C. (Ward 6), on property that is bounded by M Street, 1st Street, L Street, and 1st Place, N.W. For the purpose of this project, the property is currently zoned MU-9* through a PUD-related Zoning Map amendment.

The Applicant proposes to modify the first-stage PUD in summary as follows: 1) for the South Parcel, the Applicant proposes to construct two buildings instead of three, change the building heights, and shift the allocation of units; 2) for the North Parcel, the Applicant seeks to decrease the density by reducing the amount of floor area and number of units in the two buildings; and 3) to relocate the loading access from along L Street to along First Place.

The Applicant also seeks second-stage approval for Phase 1 of the PUD for the Southwest Building (Theoretical Lot 1A) and for the Southeast Building (Theoretical Lot 1B).

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.

*The first-stage PUD, effective on June 17, 2016, approved a related map amendment from the R-4 Zone District to the C-3-C Zone District, which is now the MU-9 zone.