


GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 15-27B

As Secretary to the Commission, I hereby certify that on April 1, 2019, copies of the Z.C. Notice of Filing were sent via electronic mail to the following:

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 - Elissa Silverman
 - Anita Bonds
 - Robert White, Jr.

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. 15-27B
(Carr Properties OC, LLC – PUD Modifications of Significance to 1st-Stage and Consolidated PUDs and 2nd-Stage PUD @ Square 3587 – Building C1 & C2)
April 1, 2019

THIS CASE IS OF INTEREST TO ANC 5D

On March 22, 2019, the Office of Zoning received an application from Carr Properties OC, LLC (the “Applicant”) for approval of modifications of significance to approved first-stage and consolidated planned unit developments (“PUD”) and a second-stage PUD for the above-referenced property.

The property that is the subject of this application consists of Lots 833 (Building C1) and 834 (Building C2) in Square 3587 in northeast Washington, D.C. (Ward 5), on property located at 350 Morse Street, N.E. The property is part of the larger Market Terminal PUD. The property is currently zoned, for the purposes of this project, C-3-C* through a PUD-related map amendment. The underlying zone is PDR-1.

For Building C1, the consolidated PUD approved the construction of a 130-foot tall building with approximately 217,558 square feet of office space and 10,563 square feet of retail space. The Applicant now seeks to modify the previously approved consolidated PUD and requests special exception relief to locate a nightclub, cocktail lounge, or restaurant use in the penthouse and to make modifications to the penthouse to accommodate the final mechanical equipment design.

In Building C2, the first-stage PUD approved the construction of a 130-foot tall building with approximately 211,784 square feet of residential space and 9,200 square feet of retail space. The Applicant now seeks to modify the previously approved first-stage PUD to convert the primary use of the building from residential use to office use. The Applicant also seeks to modify the PUD and request special exception relief to locate a nightclub, cocktail lounge, or restaurant use in the penthouse and to make modifications to the penthouse to accommodate the final mechanical equipment design.

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.

*This PUD was approved under the 1958 Zoning Regulations and the property retains the zoning designation C-3-C from the approved PUD-related map amendment.