

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 15-32

As Secretary to the Commission, I hereby certify that on November 30, 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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|----|--|-----|--|
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ATTESTED BY:

A handwritten signature in blue ink that reads "Sharon S. Schellin".

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. 15-32
(1126 9th St. NW, LLC – Consolidated PUD and
Related Map Amendment @ Square 369, Lot 880)
November 9, 2015

THIS CASE IS OF INTEREST TO ANC 2F

On November 27, 2015, the Office of Zoning received an application from 1126 9th St. NW, LLC (the “Applicant”) for approval of a consolidated planned unit development (“PUD”) and related map amendment for the above-referenced property.

The property that is the subject of this application consists of Lot 880 in Square 369 in northwest Washington, D.C. (Ward 2), on property located at 1126 9th Street, N.W. The property is currently zoned DD/C-2-A and DD/C-2-C. The Applicant is proposing a PUD-related map amendment to rezone the property, for the purposes of this project, to the DD/C-2-C Zone District.

The property is currently improved with two one-story buildings and related surface parking. The Applicant proposes to construct a mixed-use multi-family building of retail and residential uses, with a full-service grocery store at ground level. The maximum height of the building will be 73’4” and the total gross floor area will be approximately 273,308 square feet, with a maximum density of 3.12 floor area ratio (“FAR”).

The applicant is requesting approval of this PUD in order to create a residential project with office and/or retail uses on the ground floor and second floor of the site. This project will create approximately 28 new residential units, and approximately 7,644 gross square feet (“GSF”) of commercial space on the ground floor and second floor, with a total project gross floor area of approximately 40,290 GSF. The Applicant is also requesting approval for the second level of the project to be utilized as residential, which would result in a use mix of approximately 33 new residential units, approximately 3,723 GSF of commercial space on the ground floor and second floor and no change to the total project gross floor area. The proposed project will have an overall density of approximately 5.3 FAR and maximum heights of 100 feet along 9th Street and 54 feet, 2 inches (with two loft bump ups creating a building height of 61 feet, 4 inches) feet along M Street. Loading will be from the rear of the property, accessible via an existing alley. The Project will include two non-compliant surface parking spaces and no underground parking.

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.