

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**OFFICE OF ZONING**  
**441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S**  
**WASHINGTON, D.C. 20001**

OFFICIAL BUSINESS  
PENALTY FOR MISUSE



ANC 6D \*  
1101 4<sup>th</sup> Street, S.W., Ste. W-130  
Washington, D.C. 20024

**ZONING COMMISSION**  
District of Columbia  
CASE NO.16-01  
EXHIBIT NO.23

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Zoning Commission**



**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
ZONING COMMISSION ORDER NO. 16-01**

**Z.C. Case No. 16-01**

**TMASSHLDG, LLC**

**(Capitol Gateway Overlay Review @ Square 656, Lot 813)**

**March 17, 2016**

Pursuant to notice, the Zoning Commission of the District of Columbia ("Commission") held a public hearing on March 17, 2016, to consider an application filed by TMASSHLDG, LLC ("Applicant") for review and approval of a new residential building pursuant to §§ 1610 and 3104 of the Zoning Regulations, Title 11 DCMR ("Zoning Regulations"), which apply to new construction within the Capitol Gateway Overlay and for an area variance for required parking spaces, pursuant to §§ 1610.7, 3104, and 2101.1. The public hearing was conducted in accordance with the provisions of 11 DCMR § 3022. For the reasons stated below, the Commission hereby approves the application.

**FINDINGS OF FACT**

1. On January 8, 2016, the Applicant filed an application for review and approval of a new residential building pursuant to §§ 1610 of the Zoning Regulations, which apply to new construction on any lot within Square 656 within the Capitol Gateway ("CG") Overlay District. The subject property consists of Lot 813 in Square 656 ("Property"). The application included a request for area variance relief approval of a reduction in required parking, pursuant to §§ 3104 and 2101.1 of the Zoning Regulations.
2. The Applicant filed a preliminary statement in support of the application on January 8, 2016. (Exhibits ["Ex"] 2-21.) The statement in support included a summary of the application's compliance with the applicable provisions of the CG Overlay District and justification for the requested area variance for parking reduction. This statement in support also included architectural drawings, detailed material samples, and a public space plan.
3. On February 20, 2016, the Applicant submitted a supplemental pre-hearing statement, which included updated architectural drawings, statement of intended use, building materials clarification, a Transportation Assessment Memo for DDOT review prepared by the Applicant and including a parking assessment report from Wells and Associates, Proposed Design Flexibility Parameters, and letters of support. (Ex. 11.)