

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 16-13

As Secretary to the Commission, I hereby certify that on June 10, 2016, 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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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. 16-13
(JS Congress Holdings, LLC –
Consolidated PUD and Related Map Amendment @ Square 748)
June 9, 2016

THIS CASE IS OF INTEREST TO ANC 6C

On June 7, 2016, the Office of Zoning received an application from JS Congress Holdings, 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 Lots 78 and 819 plus a portion of an alley to be closed, in Square 748 in northeast Washington, D.C. (Ward 6), on property located at 1109 Congress Street, N.E. The property is currently zoned C-M-1. The Applicant is proposing a PUD-related map amendment to rezone the property, for the purposes of this project, to the C-2-B Zone District.

The property is currently partially improved with a vacant warehouse building constructed in the late 1940s and a three-story office building constructed in 2011. The Applicant proposes to replace it with an eight-story building with ground-floor production, distribution, and repair (“PDR”) uses and residential. The project will include 60,744 square feet of gross floor area with a density of 6.0 floor area ratio (“FAR”). The maximum height of the building will be 90 feet. The building will be designed to the LEED-Gold standard and contain one level of below-grade 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.