

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 18-03

As Secretary to the Commission, I hereby certify that on March 28, 2018, copies of the Z.C. Notice of Filing were sent via electronic mail to the following:

1. *D.C. Register*
2. Kyrus Freeman, Esq.
Jessica Bloomfield
Holland & Knight
3. ANC 3E
3E01@anc.dc.gov
4. Commissioner Greg Ehrhardt
ANC/SMD 3E01
3E01@anc.dc.gov
5. Gottlieb Simon
ANC
6. Councilmember Mary Cheh
7. Office of Planning (Jennifer Steingasser)
8. DDOT (Anna Chamberlin)
9. Charles Thomas, Esq.
General Counsel
DCRA
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. 18-03
(Dancing Crab Properties, LLC – Consolidated PUD and
Related Map Amendment @ Square 1769)
March 28, 2018

THIS CASE IS OF INTEREST TO ANC 3E

On March 27, 2018, the Office of Zoning received an application from Dancing Crab Properties, 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 1 and 2 in Square 1769 in northwest Washington, D.C. (Ward 3), on property located at 4611-4615 41st Street, N.W. The property is currently zoned MU-4. The Applicant is proposing a PUD-related map amendment to rezone the property, for the purposes of this project, to the MU-5-B zone.

The 6,955-square-foot site is currently improved with two two-story buildings. The Applicant proposes to redevelop the site with a new mixed-use building containing approximately 34,535 square feet of gross floor area, with a density of 5.04 floor area ratio (“FAR”) and a maximum building height of 80 feet. The project would include 41 residential units, a neighborhood-serving restaurant/bar on the ground floor and in the penthouse, and nine parking spaces. The project will dedicate 12% of the residential space to Inclusionary Zoning (“IZ”) units, which results in two two-bedroom units that will be reserved for households earning up to 60% of median family income (“MFI”) and the penthouse habitable space will result in one one-bedroom unit for a household earning up to 50% MFI.

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.