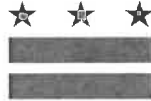


GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



August 23, 2018

Via E-Mail

Councilmember Trayon White, Sr.
Ward 8

Re: Z.C. Case No. 18-14 (3840 S Capitol LLC and 3848 S Capitol LLC – Consolidated PUD and Related Map Amendment @ Square 6129)

Dear Councilmember White:

The Office of Zoning has received and reviewed the request for the application cited above, which requests:

Review and approval of a consolidated PUD and related map amendment from the RA-1 zone to the RA-2 zone for property located in the southeast quadrant of the District at 3836-3848 South Capitol Street, S.E., and also known as Square 6129, Lots 77 and 819.

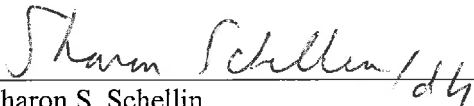
The application is of interest to your Ward. A copy of the notice of filing is attached for your information. A copy of this notice will also appear in the *D.C. Register*.

If you need information about the technical aspects of this case, please contact the Office of Planning at 1100 4th Street, S.W., Suite E650, Washington, D.C. 20024; or by phone, on (202) 442-7600.

This is **NOT** an official notice of public hearing in this case. A formal notice of public hearing will be given through the D.C. Register, as well as through other means.

If you need information regarding the procedures that govern the consideration of the case, please contact the Office of Zoning at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001; or by phone on (202) 727-6311. If you wish to forward written comments to the Commission, please address your comments to the Office of Zoning and submit them through the Interactive Zoning Information System (“IZIS”) at <https://app.dcoz.dc.gov>.

Sincerely,


Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

Enclosure

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 18-14
(3840 S Capitol LLC and 3848 S Capitol LLC – Consolidated PUD and
Related Map Amendment @ Square 6129)
August 23, 2018

THIS CASE IS OF INTEREST TO ANCs 8C and 8D

On August 17, 2018, the Office of Zoning received an application from 3840 S Capitol LLC and 3848 S Capitol LLC (jointly, 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 77 and 819 in Square 6129 in southeast Washington, D.C. (Ward 8), on property located at 3836-3848 South Capitol Street, S.E. The property is currently zoned RA-1. The Applicant is proposing a PUD-related map amendment to rezone the property, for the purposes of this project, to the RA-2 zone.

The Applicant proposes to raze two existing 1940s residential buildings containing approximately 30 units and replace them with one new all-affordable residential development with enclosed at-grade parking. The building will be four stories in height and contain approximately 106 residential units, ranging from studios to three-bedroom units, as well as a 1,414-square-foot amenity space for the tenants. Twenty percent of the units will be offered at 30% of the median family income (“MFI”) and 80% of the units will be offered at 50% MFI. The maximum height of the project will be 51 feet and the overall density of the project will be approximately 2.50 floor area ratio (“FAR”). The project will satisfy the Enterprise Green Communities standards, making it roughly equivalent to a LEED v.4 Silver project. The project will also include 17 vehicular parking spaces, 36 long-term bicycle parking spaces, and five short-term bicycle parking spaces

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.