

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 18-14

As Secretary to the Commission, I hereby certify that on August 23, 2018, copies of the Z.C. Notice of Filing were sent via electronic mail, or by first class, postage paid mail if indicated by an (*), to the following:

- | | |
|--|---|
| 1. <i>D.C. Register</i> | 8. Office of Planning (Jennifer Steingasser) |
| 2. Cary Kadlecck & Meghan Hottel-Cox Esqs.
Goulston & Storrs | 9. DDOT (Anna Chamberlin) |
| 3. ANC 8C
8C@anc.dc.gov | 10. Esther McGraw, Esq.
General Counsel
DCRA |
| 4. Commissioner Brenda Shields
ANC/SMD 8C05
8C05@anc.dc.gov | 11. Office of the Attorney General (Alan Bergstein) |
| 5. ANC 8D*
PO Box 54781
Washington, DC 20032 | 12. At-Large Councilmembers: <ul style="list-style-type: none">• Phil Mendelson• David Grosso• Elissa Silverman• Anita Bonds• Robert White, Jr. |
| 6. Gottlieb Simon
ANC | |
| 7. Councilmember Trayon White, Sr. | |

ATTESTED BY: 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. 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.