


GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 19-02

As Secretary to the Commission, I hereby certify that on January 15, 2019, copies of the Z.C. Notice of Filing were sent via electronic mail to the following:

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 - David Grosso
 - Elissa Silverman
 - Anita Bonds
 - Robert White, Jr.

ATTESTED BY: 
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. 19-02

**(Milestone East Capitol 2, LLC, *et al.* – Map Amendment @
Square 5411, Lot 802 - 3610 Minnesota Avenue, S.E.; Square 5412, Lot 801 – 3501-3547
East Capitol Street, S.E.; Square 5413, Lot 802 – 127 35th Street, S.E.; and Square
5413N, Lot 801 – 3425 East Capitol Street, S.E.)**

January 15, 2019

THIS CASE IS OF INTEREST TO ANC 7F

On January 7, 2019, the Office of Zoning received an application from Milestone East Capitol 2, LLC, Milestone East Capitol 3, LLC, Milestone East Capitol 4, LLC, and Milestone East Capitol 5, LLC (together, the “Applicant”) for approval of a map amendment for the above-referenced property.

The property that is the subject of this application consists of Lot 802 in Square 5411, Lot 801 in Square 5412, Lot 802 in Square 5413, and Lot 801 in Square 5413N in southeast Washington, D.C. (Ward 7), on property located at 3610 Minnesota Avenue, S.E., 3501-3547 East Capitol Street, S.E., 127 35th Street, S.E., and 3425 East Capitol Street, S.E. The property is currently zoned RA-1. The Applicant is proposing a map amendment to rezone the property to the RA-2 zone.

The RA-1 zone is intended to permit flexibility of design by permitting all types of urban residential development if they conform to the height, density, and area requirements established for these districts; and permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive residential zones. The RA-1 zone allows a maximum height of 40 feet (and three stories); maximum lot occupancy of 40%; and maximum density of 0.90 floor area ratio (“FAR”).

The RA-2 zone is intended to permit flexibility of design by permitting all types of urban residential development if they conform to the height, density, and area requirements established for these districts; and permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive residential zones. The RA-2 zone provides for areas developed with predominantly moderate-density residential uses. The RA-2 zone allows a maximum height of 50 feet; maximum lot occupancy of 60%; and maximum density of 1.8 FAR.

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.