

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 19-19

As Secretary to the Commission, I hereby certify that on October 3, 2019, 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:

1. *D.C. Register*
2. Paul Tummonds, Esq.
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ANC
8. Councilmember Trayon White, Sr.
9. Office of Planning (Jennifer Steingasser)
10. DDOT (Anna Chamberlin)
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General Counsel
DCRA
12. Kendra Wiley (DOEE)
13. Office of the Attorney General (Max Tondro)
14. At-Large Councilmembers:
 - Phil Mendelson
 - David Grosso
 - Elissa Silverman
 - Anita Bonds
 - Robert White, Jr.

ATTESTED BY:

A handwritten signature in blue ink, appearing to read "Sharon S. Schellin", 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. 19-19
(Terrace Manor Redevelopment, LP – Consolidated PUD @ Square 5894)
October 3, 2019

THIS CASE IS OF INTEREST TO ANCs 8E and 8B

On September 26, 2019, the Office of Zoning received an application from Terrace Manor Redevelopment, LP (the “Applicant”) for approval of a consolidated planned unit development (“PUD”) for the above-referenced property.

The property that is the subject of this application consists of Lot 63 in Square 5894 in southeast Washington, D.C. (Ward 8), on property located at 3301 23rd Street, S.E. The property is zoned RA-1.

The property is currently improved with the Terrace Manor apartment complex, which consists of 12 buildings with 61 dwelling units. The Applicant proposes to construct one building with 130 units affordable at the 60% median family income (“MFI”) level. The building will have a maximum height of 47 feet, seven inches, consist of 127,400 square feet of gross floor area (with density of a 1.27 floor area ratio (“FAR”), and will occupy 31.6% of the lot.

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.