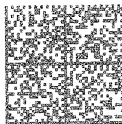


GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

AUK

CAP DISTRICT
MD 207
11 AUG '20
PM 2 L



U.S. POSTAGE » PITNEY BOWES



ZIP 20001 \$ 000.50⁰
02 4W
0000357827 AUG 11 2020

SABRINA E MCNEAL
1322 HALF ST SW UNIT 303
WASHINGTON DC 20024-4112

NIXIE 207 FE 1 0010/07/20

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF
20001>2714

BC: 20001271441 *0817-01061-07-35



RECEIVED
BY OFFICE OF ZONING
2020 OCT 15 AM 8:40

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING**

**TIME AND PLACE: Monday, October 26, 2020 @ 4:00 p.m.
WebEx or Telephone – Instructions will be provided on
the OZ website by Noon of the Hearing Date¹**

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 20-18 (1319 South Capitol Owner, LLC – Design Review of Buildings and Structures on South Capitol Street @ Square 653, Lots 14, 15, 53, 54, 60-64, 68, 70, 810, 811, and 831 [1319 South Capitol Street, S.W.]

THIS CASE IS OF INTEREST TO ANC 6D

1319 South Capitol Owner, LLC, filed an application (the “Application”) on July 24, 2020, pursuant to the Zoning Regulations (Title 11, Zoning Regulations of 2016, of the District of Columbia Municipal Regulations, to which all references are made unless otherwise specified) requesting that the Zoning Commission of the District of Columbia (the “Commission”) grant design review approval pursuant to Subtitle K § 512 and Subtitle X, Chapter 6 for a residential development on Lots 14, 15, 53, 54, 60-64, 68, 70, 810, 811, and 831 in Square 653 (the “Property”) with a street address of 1319 South Capitol Street, S.W.

The Property consists of approximately 37,453 square feet of land area in Ward 6. The Property is bounded on the east by South Capitol Street and private rowhouses, on the south by a large apartment building, on the west by an alley and a residential community, and on the north by N Street. The Property is currently improved with a large surface parking lot and eight (8) rowhouses. The Property is located in the CG-2 Zone.

The Application proposes to incorporate construct six of the Property’s existing rowhouses into a new eleven- (11) story building containing approximately 302 residential units (the “Project”). The Project will have a floor area ratio (“FAR”) of 7.2, a maximum lot occupancy of 70%, and a maximum building height of 110 feet. The Project will provide approximately 180 vehicular parking spaces, approximately 100-107 long term bicycle parking spaces, and loading facilities and is designed to meet or exceed LEED v.4 Silver for New Construction.

The Application requests flexibility pursuant to Subtitle X § 603 from the following requirements of the Zoning Regulations to accommodate the Project’s design:

- The minimum rear yard requirements of Subtitle K § 502.7;
- The minimum court dimension requirements of Subtitle K § 502.9; and
- The required South Capitol Street setback of Subtitle K § 510.1(b)(1).

¹ Anyone who wishes to participate in this case but cannot do so via WebEx or telephone, may submit written comments to the record. (See p. 2, *How to participate as a witness – written statements.*)