

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



US POSTAGE PAID PITNEY BOWES



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23 I LLC
600 MADISON AVE
NEW YORK, NY 10022-1615

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441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
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861 NEW JERSEY AVE
6737 SOUTH POINT DRIVE
SUITE # 100
JACKSONVILLE, FL 32216-6177



US POSTAGE PAID PITNEY BOWES



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861 NEW JERSEY AVE
6737 SOUTH POINT DRIVE
SUITE # 100
JACKSONVILLE, FL 32216-6177



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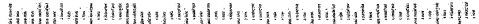
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441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

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CXS TRANSPORTATION INC
6737 SOUTHPOINT DR, SUITE #100
JACKSONVILLE FL 32216-6177



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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF RESCHEDULED¹ VIRTUAL PUBLIC HEARING**

TIME AND PLACE: Thursday, December 9, 2021, @ 4:00 p.m.
WebEx or Telephone – Instructions will be provided on
the OZ website by Noon of the Hearing Date

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 21-12 (Square 695, LLC – Design Review @ Square 695, Lots 31 and 34)

THIS CASE IS OF INTEREST TO ANC 6D

Oral and Written Testimony

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ's website at <https://dcoz.dc.gov/service/sign-testify> – see below: *How to participate as a witness – oral statements.*
- All written comments and/or testimony **must be submitted to the record at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements.*

Square 695, LLC (the “**Applicant**”) filed an application (the “**Application**”) with the Office of Zoning on July 30, 2021, requesting that the Zoning Commission (the “**Commission**”) grant the following relief under the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, “Zoning Regulations of 2016,” to which all references are made unless otherwise specified) for Lots 31 and 34 in Square 695, with an address of 850 South Capitol Street, S.E. (the “**Property**”): Design Review pursuant to Subtitle I, § 616.8 and Chapter 7. As a Design Review application under Subtitle I, the Application is not subject to the Design Review rules of Subtitle X, Chapter 6.

The Property includes approximately 118,364 square feet of land area in the D-5 zone and the M and South Capitol Streets Sub-Area in southeast Washington, D.C. (Ward 6). The Property is currently used as a car wash (Lot 31) or vacant (Lot 34).

The Application proposes to develop the Property with a new residential project (the “**Project**”) with:

- A maximum total density of approximately 6.09 floor area ratio;
- A maximum building height of 130 feet with upper-level setbacks at 110 feet, including two 20-foot tall penthouses with mechanical and residential amenity space;
- Approximately 520 residential units with residential amenity space on the ground-floor and in the penthouse levels; and
- Approximately 296 vehicle parking spaces.

¹ This hearing was rescheduled from November 8, 2021.