

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



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US POSTAGE TMPITNEY BOWES



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1101 SOUTH CAPITOL LLC
600 MADISON AVE FL 20 NEW YORK NY
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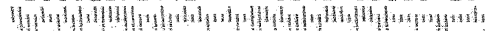
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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING**

TIME AND PLACE: **Thursday, November 17, 2022, @ 4:00 p.m.**
Via WebEx: <https://dcoz.dc.gov/ZC22-28> (to participate & watch)
Via Telephone: 1-650-479-3208 Access code: 2319 358 0569 (audio participation & listen)
Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning> (to watch)
Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>
Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. CASE NO. 22-28 (1100 SOUTH CAPITOL, LLC – Design Review @ Square 698, Lots 814 and 817 [1100 South Capitol Street, S.E.]

THIS CASE IS OF INTEREST TO ANC 6D

1100 SOUTH CAPITOL, LLC (the “Applicant”) filed an application (the “Application”) on July 29, 2022, pursuant to 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) requesting review and approval by the Zoning Commission for the District of Columbia (the “Commission”) for design review as required by the provisions of Subtitle I § 616.8 and Subtitle I, Chapter 7, for Lots 814 and 817 in Square 698, having a street address of 1100 South Capitol Street, S.E. (the “Property”).

The Property includes approximately 32,556 square feet of land area and is located at the southeast corner of the intersection of L and South Capitol Streets in southeast Washington, D.C. (Ward 6). The Property is located in the D-5 zone and is within the M and South Capitol Streets Sub-Area as described in Subtitle I § 616. The objectives of the M and South Capitol Streets Sub-Area are to ensure the preservation of the historically important axial view of the Capitol Dome and further the development of a high-density mixed-use corridor north of the Capitol Gateway neighborhood.

The Application proposes to develop the Property with a new residential building with approximately 299,024 square feet of gross floor area (approximately 9.18 FAR), comprised of approximately 248 residential units (plus or minus 10%) and a maximum building height of 130 feet. The Application requests flexibility to replace the proposed ground floor residential amenity space with retail/service uses if demand along South Capitol Street increases in the future. Approximately 162 parking spaces will be provided in a below-grade garage, accessed from the abutting public alley. All loading and deliveries will also be serviced from the alley.

The public hearing in this case will be conducted in accordance with the contested case provisions of Subtitle Z, Chapter 4 of the Zoning Regulations (Title 11 of the DCMR, Zoning Regulations of 2016, of the District of Columbia Municipal Regulations), which includes the text provided in the Notice of Emergency and Proposed Rulemaking adopted by the Commission on May 11, 2020, in Z.C. Case No. 20-11.