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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Thursday, June 1, 2006, @ 6:30 P.M.**
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 94-01A (Modification to Approved Planned Unit Development @ Square 247, Lot 96 - 1331 L Street, NW)

THIS CASE IS OF INTEREST TO ANC 2F

On February 17, 2006, the Office of Zoning received a request for modification to an approved Planned Unit Development (PUD) from 1331 L Street NW, L.P. (the "Applicant"), the holder of leasehold interest in Lot 96 in Square 247. The Applicant requested that the matter be placed on the consent calendar pursuant to 11 DCMR § 3030. The District of Columbia Office of Planning submitted its report on March 3, 2006. Pursuant to 11 DCMR § 3030.11, the Director of the Office of Zoning placed the application on the consent calendar. The application was removed from the consent calendar pursuant to 11 DCMR 3030.12 and then set down for public hearing at the Zoning Commission's March 13, 2006, public meeting.

The property, which is the subject of this modification application, consists of approximately 18,456 square feet of land area located within the southern portion of Square 247, with premises address of 1331 L Street, NW (the "PUD Site"). Square 247 is bounded to the south by L Street, NW, to the north by Massachusetts Avenue, NW, to the east by 13th Street, NW, and to the west by 14th Street, NW. The PUD Site has a current lot designation of Lot 96 in Square 247. The PUD Site presently is unimproved but for a paved surface parking lot.

With Order No. 684, dated February 11, 1991, the Zoning Commission approved an application to rezone the PUD Site from HR/SP-2 to C-4 and to subject the property to a PUD for construction of a 9.25 FAR, 110-feet tall office building with ground floor retail uses. Through Orders No. 684-A, 684-B, and 684-C, the Zoning Commission permitted certain modifications to the PUD approval and extension of the validity of the PUD approval to December 30, 2009, with construction of the project to commence on or before December 30, 2010.

Office of Zoning
District of Columbia
ZONING COMMISSION
District of Columbia
Case 94-01A
CASE NO.94-01A
EXHIBIT NO.15
Exhibit 15

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
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WASHINGTON, D.C. 20001

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