

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 06-34

As Secretary to the Commission, I hereby certify that on JUN 29 2006 copies of this Z.C. Notice of Filing Zoning were mailed first class, postage prepaid or sent by inter-office government mail to the following:

1. *D.C. Register*
2. Mark Beckett
Comstock Homebuilding
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Reston, VA 20190
3. Scott Cernich, Chair
ANC 6B
921 Pennsylvania Avenue, SE
Washington, DC 20003
4. Commissioner Francis Campbell
ANC/SMD 6B10
1805 Burke Street, SE
Washington, DC 20003
5. Gottlieb Simon
ANC
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004
6. Councilmember Sharon Ambrose
7. Office of Planning (Ellen McCarthy)
8. DDOT (Ken Laden)
9. Zoning Administrator (Bill Crews)
10. Jill Stern, Esq.
General Counsel
941 North Capitol Street, N.E.
Suite 9400
Washington, D.C. 20002
11. Office of the Attorney General
(Alan Bergstein)

ATTESTED BY:

Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

ZONING COMMISSION
District of Columbia

CASE NO. 06-34

EXHIBIT NO. 8

ZONING COMMISSION NOTICE OF FILING
Case No. 06-34
(Consolidated PUD & Related Map Amendment – Square 109, Lots 51-55)
June 29, 2006

THIS CASE IS OF INTEREST TO ANC 6B

On June 23, 2006, the Office of Zoning received an application from Comstock East Capitol, LLC (the “applicant”) for approval of a consolidated PUD and related map amendment for the above-referenced property.

The property that is the subject of this application consists of Square 1096, Lots 51-55 in Southeast Washington, D.C. (Ward 6) and is located at 1705-1729 E. Capitol Street, S.E. The property is currently zoned R-4.

The applicant proposes to replace the existing vacant housing units with a newly-constructed four-story apartment building that will include 136 units, 11 of which will be for affordable housing. The apartment building will include a fitness center, a meeting room with kitchen facilities, front and rear courtyards and passive recreational space on the rooftop terrace. The project will have an overall height of 48.5 feet and contain 114,672 square feet of gross floor area for a total density of 2.7 FAR. The project will include 117 underground parking spaces. In addition, the applicant seeks a related map amendment to the R-5-B District. This request is not inconsistent with the Comprehensive Plan of the District of Columbia.

For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.