

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



MEMORANDUM

To: Arnold R. Finlayson, Administrator
Office of Documents and Administrative Issuance

From: Sharon S. Schellin *SS*
Secretary to the Zoning Commission

Date: July 9, 2006

Re: Publication for the Office of Zoning

10-0111-11-11-01
10-0111-11-11-01
10-0111-11-11-01

Please publish the following in the *D.C. Register* on July 21, 2006:

1. Z.C. Notice of Filing (Case No. 06-30);
2. Z.C. Notice of Filing (Case No. 06-31);
3. Z.C. Notice of Filing (Case No. 06-32);
4. Z.C. Notice of Filing (Case No. 06-34);
5. Z.C. Notice of Emergency Rulemaking (Case No. 06-06);
6. Z.C. Notice of Final Rulemaking & Order No. 05-20 (Case No. 05-20); *2 copies SS*
7. Z.C. Notice of Public Hearing (Case No. 04-14);
8. Z.C. Notice of Public Hearing (Case No. 05-02);
9. Z.C. Notice of Public Hearing (Case No. 05-42);
10. Z.C. Notice of Public Hearing (Case Nos. 06-11 & 06-12);
11. Z.C. Notice of Public Hearing (Case No. 06-19);
12. Z.C. Notice of Public Hearing (Case No. 06-25);
13. Z.C. Order No. 05-15 (Case No. 05-15); and
14. Z.C. Order No. 05-19 (Case No. 05-19).

The Final Rulemaking (item 6 above) is also included on the enclosed diskette.

ZONING COMMISSION
District of Columbia

Attachments

CASE NO. 06-34
EXHIBIT NO. 9

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.