


GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 15-13

As Secretary to the Commission, I hereby certify that on June 8, 2015, copies of the Z.C. Notice of Filing were sent via electronic mail, or by first-class, postage prepaid mail if indicated by an asterisk(*), to the following:

- | | | | |
|----|--|-----|---|
| 1. | <i>D.C. Register</i> | 7. | Office of Planning (Jennifer Steingasser) |
| 2. | John Epting, Esq.
Cary Kadlecek, Esq.
Goulston & Storrs | 8. | DDOT (Jamie Henson) |
| 3. | ANC 6B*
1807 L Street, S.E.
Washington, D.C. 20003 | 9. | Charles Thomas, Esq.
Interim General Counsel
DCRA |
| 4. | Commissioner Nick Burger
ANC/SMD 6B06
6B06@anc.dc.gov | 10. | Office of the Attorney General (Alan Bergstein) |
| 5. | Gottlieb Simon
ANC | 11. | DDOE (Jay Wilson) |
| 6. | Councilmember Charles Allen | | |

ATTESTED BY: 
Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 15-13
(Watkins Alley, LLC – Consolidated PUD and Related Map Amendment @
Square 1043, Lots 142, 849-851, and 859)
June 8, 2015

THIS CASE IS OF INTEREST TO ANC 6B

On June 3, 2015, the Office of Zoning received an application from Watkins Alley, 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 Lots 142, 849-851, and 859 in Square 1043 in Southeast Washington, D.C. (Ward 6), which is located at 1309-1323 E Street, S.E. (rear) and 516 13th Street, S.E. (rear). The property is currently zoned C-M-1/R-4. The Applicant proposes a PUD-related map amendment to rezone the property, for the purposes of this project, to R-5-B.

The site is currently improved with an auto repair shop, parking lot, and a warehouse. The Applicant proposes to redevelop the site with a mixture of 45 apartments and townhouses. The project will have a maximum height of 54.8 feet and a maximum density of 2.86 floor area ratio. (“FAR”). The project will be designed to the LEED-Gold standard and will have 45 car parking spaces and 48 bicycle spaces in an underground garage.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.