

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning




Z.C. CASE NO.: 15-22

As Secretary to the Commission, I hereby certify that on September 9, 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:

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|---|--|
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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. 15-22
(301 FL Manager, LLC – Consolidated PUD & Related Map Amendment @
Square 722N, Lot 803)
September 9, 2015

THIS CASE IS OF INTEREST TO ANC 6C and 5D

On September 4, 2015, the Office of Zoning received an application from 301 FL Manager, LLC (the “Applicant”) for approval of a consolidated planned unit development (“PUD”) and related map amendment for the above-referenced property.

The property that is the subject of this application consists of Lot 803 in Square 722N in northeast Washington, D.C. (Ward 6), also known as 301 Florida Avenue, N.E. The property is zoned C-M-1. The Applicant proposes a PUD-related map amendment to rezone the property, for the purposes of this project, to C-3-C.

The Applicant proposes to construct a new mixed-use building of residential and retail uses. It will have a density of approximately 7.57 floor area ratio (“FAR”) and a maximum height of 101 feet (eight stories). The project will not have any off-street parking and will be constructed with LEED points equivalent to at least LEED-Gold.

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.