

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



**Z.C. CASE NO.: 16-10**

As Secretary to the Commission, I hereby certify that on May 12, 2016, 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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ATTESTED BY: Sharon S. Schellin  
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. 16-10**  
**(EAJ 400 Florida Avenue, LLC – Consolidated PUD & Related Map**  
**Amendment @ Square 3588)**  
**May 12, 2016**

**THIS CASE IS OF INTEREST TO ANCs 5D & 6C**

On May 11, 2016, the Office of Zoning received an application EAJ 400 Florida Avenue, 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 Lots 4, 25, and 803 in Square 3588 in northeast Washington, D.C. (Ward 5), on property located at 400 Florida Avenue, N.E. The property is currently zoned C-M-1. The Applicant is proposing a PUD-related map amendment to rezone the property, for the purposes of this project, to the C-3-C Zone District.

The Applicant proposes to raze the existing buildings and construct a new mixed-use building composed of residential and hotel uses. The building will have a total of 98,836 square feet of gross floor area devoted to residential use (110 units, plus or minus 10%) and approximately 65,540 square feet of gross floor area devoted to hotel use (164 rooms, plus or minus 10%). The Applicant will devote 12% of the residential gross floor area (approximately 11,860 square feet) as Inclusionary Zoning units. The maximum height of the building will be 120 feet, not including the penthouses, with a maximum lot occupancy of 75%. The project will include three off-street loading facilities accessed from the public alley. The Applicant is providing three parking spaces and states that because of the project’s close proximity to the NoMa-Gallaudet Metrorail station and multiple Metrobus routes, it is requesting flexibility from the parking requirements.

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.