

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

NOTICE OF PUBLIC HEARING

RECEIVED
D.C. OFFICE OF ZONING
2018 SEP 21 PM 2: 28

TIME AND PLACE:

Thursday, November 15, 2018, @ 6:30 p.m.
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 18-13 (TM Jacob, LLC – Design Review @ Square 656, Lot 53 [1530 First Street, S.W.])

THIS CASE IS OF INTEREST TO ANC 6D

On August 10, 2018, the Office of Zoning received an application from TM Jacob, LLC (“Applicant”), the owner of property located at 1530 First Street, S.W. (Square 656, Lot 53) (“Property”), pursuant to 11-K DCMR § 512.1(e) for design review and approval by the Zoning Commission for the District of Columbia (“Commission”) of a new mixed-use building in the CG-4 zone. The Applicant requests special exception flexibility relating to the lot occupancy requirements of 11-K DCMR § 504.6 and the court requirements of 11-K DCMR § 504.10, and an area variance from the loading requirements of 11-C DCMR § 901.1. The Commission can grant the requested special exception flexibility and variance as part of the design review process pursuant to its authority under 11-K DCMR § 512.7.

The Property has a land area of 13,032 square feet and is located approximately mid-block on the east side of First Street, S.W. between P Street, S.W. to the north and Q Street, S.W. to the north in the southwest quadrant of the District.

The Applicant proposes to redevelop the Property with approximately 101 residential units, comprised of 1-bedroom, 2-bedroom, and 4-bedroom units with ground-floor commercial uses from one or more of the following commercial use groups: (i) Office (11-B DCMR § 200.2(x)); (ii) Retail (11-B DCMR § 200.2(cc)); (iii) Services, General (11-B DCMR § 200.2(dd)); (iv) Services, Financial (11-B DCMR § 200.2(ee)); and (v) Eating and Drinking Establishments (11-B DCMR § 200.2(j)) (the “Project”). Of the 101 units, 80% of the dwelling units will be reserved for households with incomes not exceeding 50% of the area median income (“AMI”) and 20% of the units will be reserved for households with incomes not exceeding 30% AMI.

The Project includes approximately 102,155 square feet of gross floor area (approximately 7.8 FAR). Approximately 83,223 square feet gross floor area will be devoted to residential use and approximately 7,698 square feet of gross floor area will be devoted to ground floor commercial uses. The Project includes a courtyard and an approximately 1,336 square foot residential amenity space on the second floor for the building residents.