

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE



U.S. POSTAGE PITNEY BOWES



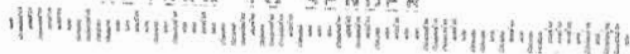
ZIP 20001 \$ 000.50<sup>0</sup>  
02 4W  
0000347716 OCT 18 2019

REBECCA A PERLOW  
456 M ST NW # 4  
WASHINGTON DC 20001-4606

FORWARD 1 207 NFB 1 81810010/18/19  
PERLOW REBECCA AVIVA RTN TO SENDER  
1776 CURRIE ST APT 2011  
DENVER CO 80202-2556

2000184  
20001>2714

RETURN TO SENDER



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ZIP 20001 \$ 000.50<sup>0</sup>  
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DAVID W RIDINGS  
500 M ST NW APT 1  
WASHINGTON DC 20001-3688

207 NFE 1 51810010/18/19  
FORWARD TIME EXP RTN TO SEND  
RIDINGS, DAVID  
211 MORGAN ST NW APT A  
WASHINGTON DC 20001-1293

2000193  
20001>2714

RETURN TO SENDER

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OFFICE OF ZONING  
441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
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PENALTY FOR MISUSE



U.S. POSTAGE PITNEY BOWES



ZIP 20001 \$ 000.50<sup>0</sup>  
02 4W  
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DAVID D MITCHELL & JENNIFER K MITCHELL  
500 M ST NW APT 2  
WASHINGTON DC 20001-3688

207 NFE 1 91916010/18/13  
NOTIFY SENDER OF NEW ADDRESS  
MITCHELL  
122 11TH ST NE  
WASHINGTON DC 20002-6216

20001831  
20002>6216

BC: 20002621622 \*0131-05193-1R-47  
|||

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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF PUBLIC HEARING

**TIME AND PLACE:** Thursday, January 16, 2020, @ 6:30 p.m.  
Jerrily R. Kress Memorial Hearing Room  
441 4<sup>th</sup> Street, N.W., Suite 220-South  
Washington, D.C. 20001

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**CASE NO. 19-16 (MCF WALP Phase 1, LLC – Consolidated PUD Application @ 1200 5<sup>th</sup> Street, N.W. [Square 481, Lot 23])**

**THIS CASE IS OF INTEREST TO ANC 6E**

On August 2, 2019, MCF WALP Phase 1, LLC (the “Applicant”) filed an application requesting the Zoning Commission for the District of Columbia (the “Commission”) review and approve a consolidated planned unit development (“PUD”) pursuant to Subtitle X, Chapter 3, and Subtitle Z, Chapter 3, of the Zoning Regulations (Title 11 of the DCMR, to which all references are made unless otherwise specified) for premises located at 1200 5<sup>th</sup> Street, N.W. Square 481, Lot 23 (the “Property”) in the RA-2 zone (the “Application”).

The Property consists of approximately 92,394 square feet of lot area on a single contiguous lot of record comprising the entire block bounded by N Street, N.W., to the north, 5<sup>th</sup> Street, N.W., to the east, M Street, N.W., to the south, and 6<sup>th</sup> Street, N.W., to the west. The Property is located approximately one block east of the Mount Vernon Square/7<sup>th</sup> Street/Convention Center Metrorail station stop. The Property currently contains 63 garden apartment-style rental units, currently vacant, constructed in the late 1960’s and early 1970’s, plus nearly an acre of surface parking spaces.

The Application proposes to construct a new multifamily residential building (the “Building”) housing 363 units divided into a north wing of three stories and a south wing of four stories. The Building provides approximately 103 vehicle parking spaces in a below-grade garage as well as the required amount of bicycle parking and loading. The Building remains within the 50-foot height limit of the RA-2 zone (and below the 60-foot height limit allowed pursuant to a PUD). The Building includes approximately 246,792 square feet of gross floor area with an overall FAR of the Project is approximately 2.67. The Building is designed entirely in accordance with the development standards set forth in the Zoning Regulations, excepting only that the Project’s lot occupancy (78 percent of the theoretical lot) is greater than the 60% maximum allowed in the RA-2 zone.

The Application does not seek to amend the zone designation for the Property.

The Office of Planning filed a report on September 13, 2019 recommending that the Commission set down the Application for a public hearing. At its September 23, 2019 public meeting, the