

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

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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF VIRTUAL PUBLIC HEARING**

RECEIVED  
D.C. OFFICE OF ZONING  
2020 SEP 10 AM 8:44

**TIME AND PLACE:** Monday, October 26, 2020 @ 4:00 p.m.  
WebEx or Telephone – Instructions will be provided on  
the OZ website by Noon of the Hearing Date<sup>1</sup>

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

**CASE NO. 20-18 (1319 South Capitol Owner, LLC – Design Review of Buildings and Structures on South Capitol Street @ Square 653, Lots 14, 15, 53, 54, 60-64, 68, 70, 810, 811, and 831 [1319 South Capitol Street, S.W.]**

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

1319 South Capitol Owner, LLC, filed an application (the “Application”) on July 24, 2020, pursuant to the Zoning Regulations (Title 11, Zoning Regulations of 2016, of the District of Columbia Municipal Regulations, to which all references are made unless otherwise specified) requesting that the Zoning Commission of the District of Columbia (the “Commission”) grant design review approval pursuant to Subtitle K § 512 and Subtitle X, Chapter 6 for a residential development on Lots 14, 15, 53, 54, 60-64, 68, 70, 810, 811, and 831 in Square 653 (the “Property”) with a street address of 1319 South Capitol Street, S.W.

The Property consists of approximately 37,453 square feet of land area in Ward 6. The Property is bounded on the east by South Capitol Street and private rowhouses, on the south by a large apartment building, on the west by an alley and a residential community, and on the north by N Street. The Property is currently improved with a large surface parking lot and eight (8) rowhouses. The Property is located in the CG-2 Zone.

The Application proposes to incorporate construct six of the Property’s existing rowhouses into a new eleven- (11) story building containing approximately 302 residential units (the “Project”). The Project will have a floor area ratio (“FAR”) of 7.2, a maximum lot occupancy of 70%, and a maximum building height of 110 feet. The Project will provide approximately 180 vehicular parking spaces, approximately 100-107 long term bicycle parking spaces, and loading facilities and is designed to meet or exceed LEED v.4 Silver for New Construction.

The Application requests flexibility pursuant to Subtitle X § 603 from the following requirements of the Zoning Regulations to accommodate the Project’s design:

- The minimum rear yard requirements of Subtitle K § 502.7;
- The minimum court dimension requirements of Subtitle K § 502.9; and
- The required South Capitol Street setback of Subtitle K § 510.1(b)(1).

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<sup>1</sup> Anyone who wishes to participate in this case but cannot do so via WebEx or telephone, may submit written comments to the record. (See p. 2, *How to participate as a witness – written statements.*)