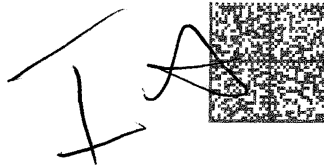


GOVERNMENT OF THE DISTRICT OF COLUMBIA

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



US POSTAGE PAID PITNEY BOWES



ZIP 20001 \$ 000.53<sup>0</sup>  
02 4W  
0000372281 DEC. 30. 2021

JUSTIN T PAULHAMUS  
1000 NEW JERSEY AVE SE  
WASHINGTON DC 20003

NIXIE 207 DE 1 0001/09/22

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

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BC: 20001271441 \*0231-06614-30-43

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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



US POSTAGE IMPPITNEY BOWES



ZIP 20001 \$ 000.53<sup>0</sup>  
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MOLLY B THOMPSON  
1332 HALF ST SW  
WASHINGTON DC 20024

2007 SEP 1 42010012/10/21  
FORWARD TIME EXP RTN TO SENDER  
THOMPSON MOLLY B BENTON  
6874 RIVER FOREST DR  
MANASSAS VA 20108-3842

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RETURN TO SENDER



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

**TIME AND PLACE:** **Monday, February 28, 2022, @ 4:00 p.m.**  
**WebEx or Telephone – Instructions will be  
provided on the OZ Website by Noon of the  
Hearing Date**

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

**CASE NO. 21-27 (Chun Lam – Design Review @ Square 653, Lots 65, 66, 827, 829, & 830  
[South Capitol Street, S.W.]**

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

**Oral and Written Testimony**

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ's website at <https://dcoz.dc.gov/service/sign-testify> – see below: *How to participate as a witness – oral statements.*
- All written comments and/or testimony **must be submitted to the record at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements.*

Chun Lam (the “Applicant”) filed an application (the “Application”) on December 21, 2021, pursuant to the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, Zoning Regulations of 2016, to which all references are made unless otherwise specified) requesting that the Zoning Commission for the District of Columbia (the “Commission”) grant relief for Lots 65, 66, 827, 829, and 830 in Square 653 (the “Property”). The Subject Property is currently comprised of five separate lots with a total of 7,131 square feet of land area. It is located in the CG-2 zone.

The Applicant submits this application pursuant to Subtitle K, § 512 of the District of Columbia Zoning Regulations, which requires Commission design review of properties with frontage on South Capitol Street. The Applicant also seeks flexibility pursuant to Subtitle X, § 603.1 for relief from the court requirements (under Subtitle K § 502.9).

The Property is located between the Buzzard Point and Navy Yard neighborhoods, directly west across South Capitol Street from Nationals Park. The Project provides significant housing opportunities in a growing area of the city. Additionally, the Project provides the retention of the façade of the existing row houses on the Property, as well as affordable housing opportunities.

The Applicant is proposing to combine the lots and construct a mixed-use building consisting of 49 residential units, as well as retail and office space, along S Capitol Street, S.W. and N Street, S.W. (the “Project”). The Project proposes approximately 3,500 square feet of retail space on the first floor, approximately 4,560 square feet of office space on the second floor, and approximately 49 residential units (41,785 square feet) on floors 3-10.

The Project will have:

- A floor area ratio (“FAR”) of 7.05;
- A maximum building height of 108.5 feet;