

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



**Z.C. CASE NO.: 22-22**

As Secretary to the Commission, I hereby certify that on May 11, 2022, 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:

1. *D.C. Register*
2. Martin Sullivan & Alexandra Wilson, Esqs.  
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5. Schannette Grant & Gail Fast  
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6. Councilmember Charles Allen
7. Office of Planning (Jennifer Steingasser)
8. DDOT (Jonathan Rogers & Aaron Zimmerman)
9. Esther Yong McGraw, Esq.  
General Counsel  
DCRA
10. Connor Rattey (DOEE)
11. Lead Attorney - ZC (Hillary Lovick, Esq.)
12. At-Large Councilmembers:
  - Phil Mendelson
  - Christina Henderson
  - Anita Bonds
  - Robert White, Jr.

ATTESTED BY:

A handwritten signature in blue ink that reads "Sharon S. Schellin". The signature is written over a horizontal line.

**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. 22-22**  
**(Preservation DC L&6, LLC – Map Amendment @ Square 449, Lot 64)**  
**May 11, 2022**

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

On May 6, 2022, the Office of Zoning received an application from Preservation DC L&6, LLC (the “Applicant”) for approval of a map amendment for the above-referenced property.

The property that is the subject of this application consists of Square 449, Lot 64 in northwest Washington, D.C. (Ward 6), on property located at 1100 6<sup>th</sup> Street, N.W. The property is currently zoned RA-2. The Applicant is proposing a map amendment to rezone the property to the MU-8 zone.

The RA-2 zone is intended to for areas developed with predominantly moderate-density residential. The maximum density in the RA-1 zone district is 1.8 FAR. The maximum permitted height is 50 feet with no limit on the number of stories. The maximum permitted penthouse height is 12 feet and one story. The maximum lot occupancy is 60%.

The MU-8 zone is intended to permit medium-density, mixed-use development with a focus on employment in or near, among other locations, arterial streets and at rapid transit stops. The maximum density in the MU-8 zone district is 5.0 FAR (6.0 FAR for IZ developments), of which no more than 4.0 FAR may be devoted to non-residential uses. The maximum permitted height in the MU-8 zone is 70 feet with no limit on the number of stories. The maximum permitted penthouse height in the MU-8 zone is 20 feet and one story, with a second story permitted for penthouse mechanical space. The maximum lot occupancy for residential uses is 100%.

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.