



Form 101 - Application/ Petition to Amend the Zoning Map

Form 103 - Application for a 1st Stage , 2nd Stage, Consolidated and/or Modification of Significance of a Planned Unit Development

GIS INFORMATION

Square	Lot(s)	Existing Zoning	Requested Zoning	ANC
772N	3			6C06

Address of Property: 301 Florida Avenue NE

If applicable , Historic District(s) , in which site is located : N/A

ZONING INFORMATION

Square Feet:

101,628

Previous Zoning Actions

( ZC and /or BZA Case No.s), Affecting the Above Properties:

15-22; 15-22A

Total area of the site (square feet/acres):

8,720

Brief Description of Project/Proposal: The Applicant NRP Properties LLC proposes to construct a new, 12-story plus penthouse, mixed-use building at 301 Florida Avenue NE. The proposal will include 115 dwelling units, all of which will be affordable to income levels at or below 50% AMI, and 3,037 sq. ft. of ground level space that will be dedicated to a non-residential use. In connection with the application for a consolidated planned unit development, the Applicant also seeks to amend the Zoning Map to the MU-30 zone district.

CONTACT INFORMATION

Person(s) to be notified of all actions

Name: Meridith Moldenhauer

E-mail: mmoldenhauer@cozen.com

Firm/Organization:

Address: 1200 19th Street NW, 3rd Floor

Phone No.s: (202)747-0769

Phone No.s Alternate:

Person to be notified of Hearing and Decision Section

Name: Meridith Moldenhauer

E-mail: mmoldenhauer@cozen.com

Firm/Organization: 1200 19th Street NW, 3rd Floor

Address: Washington, DC 20036

Phone No.s: (202)747-0769

Phone No.s Alternate:

NOTICES

Application served on ANC, OP and Other Parties : 11/03/2021 by

NOI served on: 10/18/2021 by

Certifications

Applicant's/Petitioner's Name:

NRP Properties LLC

Date: 12/02/2021

Owner's Name:

301 FL Manager LLC

ZS 2607 LLC

FEE CALCULATOR

ZONING COMMISSION

District of Columbia

CASE NO.21-38

EXHIBIT NO. AMOUNT

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**\$520**

**Grand Total:**

**\$1,170.00**

**SIGNATURE**

**Date**

Meridith Moldenhauer

12/3/2021

District of Columbia Office of Zoning 441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001  
(202) 727-6311 \* (202) 727-6072 fax \* [www.dcoz.dc.gov](http://www.dcoz.dc.gov) \* [dcoz@dc.gov](mailto:dcoz@dc.gov)