

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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

TIME AND PLACE: **Thursday, July 9, 2020, @ 4:00 p.m.**
**WebEx or Telephone – Instructions will be provided on
the OZ website by Noon of the Hearing Date¹**

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

**CASE NO. 19-19 (Terrace Manor Redevelopment LP – Consolidated Review and Approval
of Planned Unit Development @ Square 5894, Lot 63 [3301 23rd Street, S.E.]**

THIS CASE IS OF INTEREST TO ANCs 8E and 8B

Terrace Manor Redevelopment LP (the “Applicant”) filed an application (the “Application”) on September 26, 2019, pursuant to Title 11 of the District of Columbia Municipal Regulations (Zoning Regulations of 2016, the “Zoning Regulations,” to which all references are made unless otherwise specified) requesting that the Zoning Commission for the District of Columbia (the “Commission”) approval of a consolidated planned unit development (“PUD”) for Lot 28 in Square 5894, with an address of 3301 23rd Street, S.E (the “Property”).

The Property, including approximately 100,265 square feet of land area, is located at the northwest corner of Savannah and 23rd Streets, S.E. in the RA-1 zone. The Property is currently improved with a vacant apartment complex consisting of 12 garden apartment buildings with a total of 61 dwelling units. The RA-1 zone

The General Policy Map of the Comprehensive Plan (the “CP”) designates the Property in a Neighborhood Conservation Area, which applies to primarily residential neighborhoods with very little vacant or underutilized land. New development should be designed to be compatible with the existing scale and architectural character with density guided by the CP’s Future Land Use Map (the “FLUM”). The FLUM designates the Property for Moderate Density Residential, which applies to neighborhoods with rowhouse, low-rise garden apartment complexes, and a mix of single-family houses, and 2-4 unit buildings. The CP specifically identifies the current RA-1 zone as appropriate for the Moderate Density Residential designation.

The Application proposes to demolish the existing buildings and redevelop the property with a single four (4)-story apartment building of approximately 127,400 square feet of gross Floor area with approximately 130 dwelling units and approximately 52 parking spaces. The proposed building will have a floor area ratio (“FAR”) of approximately 1.29 FAR, a height of approximately 47 feet, seven (7) inches, and a lot occupancy of approximately 31.6%. The Application does not request any development flexibility beyond the greater height and density allowed for a PUD – specifically 60 feet/4 stories of height compared to the 40 feet/3 stories allowed in the RA-1 zone; and 1.296 FAR for Inclusionary Zoning (“IZ”) developments compared

¹ 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. 3, *How to participate as a witness – written statements.*)