

**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



U.S. POSTAGE >>> PITNEY BOWES

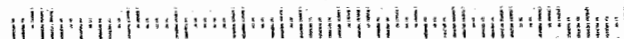


ZIP 20001 \$ 000.46<sup>0</sup>  
02 4W  
0000347839 JAN 18 2018

Halim N. Charbel  
26986 Pratt Road  
Salisbury, MD 21801-2276

Z12 NFE 1 B16I0001/20/18  
FORWARD TIME EXP RTN TO SEND  
CHARBEL, HALIM  
6626 EAMES WAY  
BETHESDA MD 20817-1600

RETURN TO SENDER



~~21801-2276~~  
~~20001-2714~~

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0000347839 JAN 18 2018

Ibrahima H. Gaye  
7204 Swansong Way  
Bethesda, MD 20817-1253

FORWARD FREE BY FIRST CLASS PERMIT NO. 2884 - BETHESDA  
GAYE  
REGISTRATION OR  
AUTOMATIC NO POSTAGE - BILLS

RETURN TO SENDER

20001-4414



0000347839 JAN 18 2018

GOVERNMENT OF THE DISTRICT OF COLUMBIA

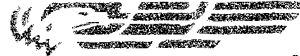
OFFICE OF ZONING

441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE



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0000347839 JAN 18 2018

Reginald V. Thorton  
PO Box 9049  
Van Nuys, CA 91409

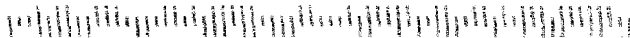
NIXIE 618 DE 1 0001/24/18

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

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91409 NSN  
20001 2714

BC: 20001271441 \*0131-01162-20-04



**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA**  
**NOTICE OF RESCHEDULED<sup>1</sup> PUBLIC HEARING**

2018 JUN 29 PM 4:10

**TIME AND PLACE:** **Thursday, April 5, 2018, @ 6:30 P.M.**  
**Jerrily R. Kress Memorial Hearing Room**  
**441 4<sup>th</sup> Street, N.W., Suite 220**  
**Washington, D.C. 20001**

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

**Z.C. Case No. 02-38I (Waterfront 375 M Street, LLC and 425 M Street, LLC – Second-Stage PUD & Modification of Significance to First-Stage PUD @ Square 542)**

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

On April 5, 2017, the Office of Zoning received an application from Waterfront 375 M Street, LLC and 425 M Street, LLC (together, the “Applicant”) for approval of a second-stage planned unit development (“PUD”) and a modification of significance to a previously approved first-stage PUD for the above-referenced property. The Office of Planning submitted a report to the Zoning Commission, dated June 2, 2017. At its June 12, 2017, public meeting, the Zoning Commission voted to set down the application for a public hearing. The Applicant provided its prehearing statement on August 15, 2017.

The property that is the subject of this application consists of Lot 825 (“West M”) and Lot 826 (“East M”) in Square 542, which have approximately 46,768 square feet and 61,065 square feet of land area, respectively. The subject property is currently zoned C-3-C (MU-9 under the 2016 Zoning Regulations) for the purposes of this project, through a previously approved PUD-related Zoning Map amendment. The property is located within the boundaries of Advisory Neighborhood Commission (“ANC”) 6D.

The Applicant proposes to modify the approved first-stage PUD and undertake a second-stage PUD for the East M and West M sites by converting the primary use of both buildings from office use to residential use, with retail on the ground floor and neighborhood-serving office use on the second floor. The approximate density, building height, lot occupancy, and setbacks will not change as a result of this application. The East M and West M sites will collectively contain approximately 604 total residential units and approximately 78,880 square feet of commercial space (an average of almost 40,000 square feet per building). Both buildings will also include on-site parking and loading.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Commission’s Rules of Practice and Procedure, 11 DCMR Subtitle Z, Chapter 4.

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<sup>1</sup> The hearing for this case was previously scheduled for February 22, 2018.