



899

ZONING COMMISSION NOTICE OF PUBLIC HEARING

APPLICATION NO:

ZC 07-26 G

APPLICANT:

Z.C. CASE NO. 07-26G (899 Lodging Group, LLC – PUD Modification with Hearing @ Square 398, Lot 7006 and part of Lot 32 (899 O Street, N.W.))

CASE SUMMARY:

- ☐ Air Rights ☒ Modification ☐ Map Amendment
☐ Campus Plan ☐ Planned Unit Development ☐ Design Review

TIME AND PLACE: February 3, 2025 @ 4:00 p.m.
Via WebEx: <https://www.dcoz.dc.gov/ZC07-26G> (to participate & watch)
Via Telephone: 1-800-479-2288 (Access Code: 2380 163 2339 (audio participation & listen))
Via YouTube: <https://www.youtube.com/watch?v=ZC07-26G> (to watch)
Instructions: <https://www.dcoz.dc.gov/Informational/Instructions>
Witness Sign Up: <https://www.dcoz.dc.gov/Informational/SignUp>

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:
Z.C. CASE NO. 07-26G (899 Lodging Group, LLC – PUD Modification with Hearing @ Square 398, Lot 7006 and part of Lot 32 (899 O Street, N.W.))

THIS CASE IS OF INTEREST TO ANC 2 G

Time and Written Comments
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 the website at <https://www.dcoz.dc.gov/Informational/SignUp> or call the office at (202) 727-6311 to sign up to the hearing or submit written comments. On the day of the hearing, call 202-727-6311 to sign up to the hearing or submit written comments.

On September 30, 2024, the Office of Zoning received an application from 899 Lodging Group, LLC (the "Applicant") requesting that the Zoning Commission for the District of Columbia (the "Commission") review and approve a modification with hearing to a previously approved conditional planned unit development ("PUD") and related Zoning Map amendments for property located at 899 O Street, N.W. (Square 398, Lot 7006 and part of Lot 32).

The subject property is located in northwest Washington, D.C. and is part of a larger PUD site that is bounded by P Street, NW to the north, 7th Street, NW to the east, O Street, NW to the south, and 9th Street, NW to the west. The subject property consists of Lot 7006 and part of Lot 32 to Square 398 and is currently zoned C-2-C. The property is improved with an existing hotel building. The property is in Ward 2, within the boundaries of Advisory Neighborhood Commission ("ANC") 2 G.

Proposed Project
The application proposes modifications to the existing hotel building. Specifically, the Applicant is seeking special exception relief (i) to establish an eating and drinking establishment in existing penthouse habitable space pursuant to Subtitle C § 1501.1(f) and Subtitle X § 901.2; and (ii) from the penthouse setback requirements of Subtitle C § 1504, pursuant to Subtitle C § 1506.1 and Subtitle X § 901.2.

Subtitle X § 901.2. The Applicant is also seeking approval to expand the existing penthouse structure by approximately 40 square feet to add an elevator lobby.

The Office of Planning submitted to set down report on November 4, 2024, recommending that the Zoning Commission set down the modification for a public hearing. At a public meeting on November 14, 2024, the Zoning Commission voted to set down the modification for a public hearing. On November 22, 2024, the Applicant filed its prehearing statement.

The complete record for the case, including the Applicant's filings, can be viewed online at the Office of Zoning website, through the Interactive Zoning Information System (IZIS), at <https://www.dcoz.dc.gov/IZIS>.

This virtual public hearing will be conducted in accordance with the contented case provisions of Subtitle Z § 406.

To review the record for this case, please visit the Interactive Zoning Information System (IZIS) at www.dcoz.dc.gov.

ANC:

ANC 2 G

Public Hearing
Date/Time:

Location:

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

TIME AND PLACE: February 3, 2025 @ 4:00 p.m.
Via WebEx: <https://www.dcoz.dc.gov/ZC07-26G> (to participate & watch)
Via Telephone: 1-800-479-2288 (Access Code: 2380 163 2339 (audio participation & listen))
Via YouTube: <https://www.youtube.com/watch?v=ZC07-26G> (to watch)
Instructions: <https://www.dcoz.dc.gov/Informational/Instructions>
Witness Sign Up: <https://www.dcoz.dc.gov/Informational/SignUp>

For more information please contact the District of Columbia Office of Zoning:
(202) 727-6311 • website: www.dcoz.dc.gov • e-mail: dcoz@dc.gov
THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW