

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

FIRST-CLASS



US POSTAGE  
ZIP 20001 \$000.74<sup>0</sup>  
0006030676 AUG 21 2025

WHARF PHASE 3 CONDO OWNERS LLC  
3520 PIEDMONT RD NE STE 410  
ATLANTA GA 30305-1512

NIXIE 326 FE 1 0008/28/25

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

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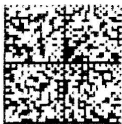
BC: 20001271441 \*0131-02973-22-38



ZONING COMMISSION  
District of Columbia  
CASE NO. 11-03N  
EXHIBIT NO. 17

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
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441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001  
OFFICIAL BUSINESS  
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE  
ZIP 20001 \$ 000.74<sup>0</sup>  
0006030876 AUG 21 2005

PRESIDENT / DIRECTOR  
AMARIS CONDOMINIUM ASSOCIATION  
601 WHARF ST SW  
WASHINGTON DC 20024-3769

NIXIE 171 FE 1 0008/28/25

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

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200012714

BC: 20001271441 \*0131-02969-22-38

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
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441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001  
OFFICIAL BUSINESS  
PENALTY FOR MISUSE

WHARF PHASE 3 CONDO OWNERS LLC  
690 WATER ST SW  
WASHINGTON DC 20024-2422

FIRST-CLASS



US POSTAGE  
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0006030876 AUG 21 2025

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NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

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BC: 20001271441 \*0131-02974-22-38

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

FIRST-CLASS



US POSTAGE  
ZIP 20001 \$ 000.74<sup>0</sup>  
02 TW  
0008030976 AUG 01 2005

WHARF GANGPLANK LEASEHOLDER LLC  
2000 14TH ST NW FL 8  
WASHINGTON DC 20009-4487

✓9C

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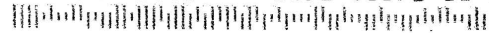
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SC: 20001271441 \*0131-02971-22-38

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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

FIRST-CLASS



US POSTAGE  
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0008030876 AUG 21 2026

DISTRICT OF COLUMBIA  
2000 14TH ST NW FL 8  
WASHINGTON DC 20009-448

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RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
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BC: 20001271441 \*0131-02972-22-38

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200094487



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

FIRST-CLASS



US POSTAGE  
ZIP 20001 \$ 000.74<sup>0</sup>  
02 7W  
0008030876 AUG 21 2009

PHILIPPE DC, LLC  
D/B/A MERCHANTS MARINA  
635 WHARF ST SW  
WASHINGTON DC 20024

NIXIE 171 DE 1 0009/04/25

RETURN TO SENDER  
REFUSED  
UNABLE TO FORWARD

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200909250

BC: 20001271441 \*0131-02968-22-38  
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## ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA NOTICE OF VIRTUAL PUBLIC HEARING

**TIME AND PLACE: November 17, 2025 @ 4:00 p.m.**

**Via WebEx:** <https://dcoz.dc.gov/ZC11-03N> (to participate & watch)

**Via Telephone:** 1-650-479-3208 **Access code:** 2301 785 7126 (audio participation & listen)

**Via YouTube:** <https://www.youtube.com/c/DCOfficeofZoning> (to watch)

**Instructions:** <https://dcoz.dc.gov/release/virtual-public-hearings>

**Witness Sign Up:** <https://dcoz.dc.gov/service/sign-testify>

### FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

**CASE NO. 11-03N (Wharf Phase 3 REIT Leaseholder, LLC – Modification with Hearing @ Square 473, Lot 1008 [635 Wharf Street, S.W.]**

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

#### Oral and Written Testimony

- 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 OZ's website indicated above. Also, see below: *How to participate as a witness – oral statements*. **On the day of the hearing – by 3:00 p.m.**, call 202-727-0789 to sign up to testify.
- All written comments and/or testimony **must** be submitted to the record **at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements*.

Wharf Phase 3 REIT Leaseholder, LLC (the “Applicant”) filed an application on June 9, 2025, requesting the Zoning Commission (“Commission”) to approve a Modification with Hearing (the “Application”) pursuant to Subtitle X, Chapter 3 and Subtitle Z §§ 300 and 704 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, “Zoning Regulations of 2016,” to which all subsequent references herein are made unless otherwise specified) for the property known as Lot 1008 in Square 473 (the “Property”). The Property is within the boundaries of ANC 6D.

The Property is located at 635 Wharf Street, S.W. within the portion of The Wharf known as M Street Landing. M Street Landing was constructed pursuant to Commission Approval in Z.C. Order No. 11-03J(1) (the “Second-Stage PUD Order”), The Property is an oval hardscaped area set within a landscaped bed, which reflects the overall design of M Street Landing as a series of curvilinear landscaped and hardscaped areas intended to support both passive and active uses. The Property was rezoned to the C-3-C zone (now MU-9B Zone District) pursuant to a PUD-related Map Amendment in Z.C. Case No. 11-03J (the “First Stage PUD Order”).

The Applicant proposes a modification to the Second-Stage PUD to authorize the completion and occupancy of an eating and drinking pavilion (the “Pavilion”) that has been constructed on the Property. The Pavilion is intended to accommodate a food and beverage establishment that is associated with a restaurant located across Wharf Street within the ground floor of a mixed-use residential and retail building. The Pavilion consists of an oval pergola with motorized wood-finished overhead roof louvers and roll-up side shades (the “Enclosing Elements”), which allow

*This meeting/hearing is governed by the Open Meetings Act. A portion of this meeting/hearing may be closed according to the Act. Please address any questions or complaints arising under this meeting/hearing to the Office of Open Government at [opengovoffice@dc.gov](mailto:opengovoffice@dc.gov).*