

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

*NSA*

Cynthia D. Farmer  
3031 7<sup>th</sup> Street NE  
Washington DC 20017-1410

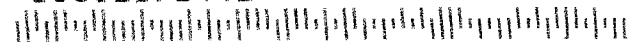


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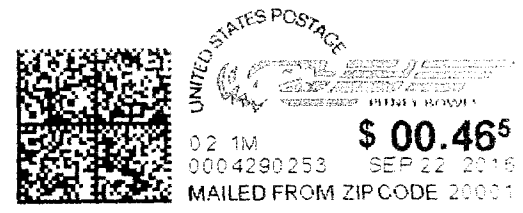
BE: 20001271441 \*0231-06184-22-46



ZONING COMMISSION  
District of Columbia  
CASE NO.15-02  
EXHIBIT NO.46

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

IA



Edward D. Sargent  
716 Irving Street NE  
Washington DC 20017-1653

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

2016 OCT -4 PM 1:48  
OFFICE OF ZONING

**TIME AND PLACE:** Thursday, December 15, 2016, @ 6:30 p.m.  
Jerrily R. Kress Memorial Hearing Room  
441 4<sup>th</sup> Street, N.W., Suite 220-South  
Washington, D.C. 20001

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

**CASE NO. 15-02 (MHI-Brookland and The Redemptorists – Consolidated Review and Approval of a Planned Unit Development)**

**THIS CASE IS OF INTEREST TO ANC 5E**

On February 3, 2015, the Office of Zoning received an application from MHI-Brookland and The Redemptorists (collectively, the “Applicant”) requesting approval of a consolidated planned unit development and a PUD-related map amendment to facilitate the development of Square 3645, Lots 802 and 804, Square 3648, Lot 804, and Parcel 132/89 for residential use. The Office of Planning submitted its report in support of setting the application down for a public hearing on June 18, 2015. On June 29, 2015, the Commission voted to set down the application for a public hearing. The Applicant provided its prehearing statement on August 21, 2015, and a public hearing was conducted on October 29, 2015. At the close of the public hearing, the Zoning Commission requested modifications to the plans and noted that another public hearing would be held to evaluate the revised plans. The Applicant filed the updated plans on August 25, 2016.

The property that is the subject of this application consists of approximately 119,215 square feet of land area. The property is located in the southwest corner of the intersection of 7<sup>th</sup> Street, N.E. and Jackson Street, N.E. The property is located in the D/R-5-A Zone District. The initial application sought a map amendment to the R-5-B Zone District; however, the revised plans no longer require a map amendment and the existing zoning designation of R-5-A will remain in place. The property is located in the Institutional land use category on the Future Land Use Map of the District of Columbia Comprehensive Plan.

The Applicant proposes to develop the property with 22 residential townhomes located to the south of the existing Holy Redeemer College building. The existing Holy Redeemer building will remain. The project, including the Redemptorists’ building, will have a floor area ratio of .78 and a lot occupancy of 24%. The maximum height of the proposed townhomes will be 47 feet and thirty parking spaces will be provided on-site for the townhomes. This application includes flexibility to convert the existing Redemptorists’ building to multi-family use.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR Subtitle Z, Chapter 4.

**How to participate as a witness.**

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

**Do you need assistance to participate?** If you need special accommodations or need language assistance services (translation or interpretation), please contact Zee Hill at (202) 727-0312 or [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) five days in advance of the meeting. These services will be provided free of charge.