

RECEIVED
DC OFFICE OF ZONING

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

2015 JUL 22 AM 10: 25

TIME AND PLACE:

Thursday, September 10, 2015, @ 6:30 p.m.
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 15-07 (MRP Residential – Consolidated Review and Approval of a Planned Unit Development)

THIS CASE IS OF INTEREST TO ANC 6C

On March 19, 2015, the Office of Zoning received an application from MRP Residential (the “Applicant”) requesting approval of a consolidated planned unit development to facilitate the development of the property. The Office of Planning submitted its report in support of setting the application down for a public hearing on April 10, 2015. On April 27, 2015, the Commission set down the application for a public hearing. The Applicant provided its prehearing statement on June 2, 2015.

The property that is the subject of this application consists of approximately 14,485 square feet of land area and requires relief from the minimum area requirements of § 2401 1(c). The property is located on the south side of H Street, N.E. between 3rd Street and 4th Street, N.E. The property is located in the C-2-B Zone District of the H Street Overlay and housing subarea. It is located in the medium-density residential and moderate-density commercial land use category on the Future Land Use Map of the District of Columbia Comprehensive Plan.

The Applicant proposes to develop the property with a 90-foot residential building with ground-floor retail. The building will include approximately 80,500 square feet of residential development and 6,160 square feet of ground floor retail. The project will include approximately 125 residential units, including over 6,500 square feet of affordable housing. The project will have a floor area ratio of 6.0 and include approximately 29 parking spaces. No map amendment is proposed in connection with this application.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022.

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.

How to participate as a party.

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3.

**Z.C. NOTICE OF PUBLIC HEARING
Z.C. CASE NO. 15-07
PAGE 2**

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status **shall file with the Commission, not less than 14 days prior to the date set for the hearing, a Form 140 – Party Status Application, a copy of which may be downloaded from the Office of Zoning's website at: <http://dcoz.dc.gov/services/app.shtm>**. This form may also be obtained from the Office of Zoning at the address stated below

If an affected Advisory Neighborhood Commission (ANC), pursuant to 11 DCMR 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited in § 3012.5 (a) through (i). The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.

All individuals, organizations, or associations wishing to testify in this case are encouraged to inform the Office of Zoning their intent to testify prior to the hearing date. This can be done by mail sent to the address stated below, e-mail (donna.hanousek@dc.gov), or by calling (202) 727-0789

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded

1	Applicant and parties in support	60 minutes collectively
2.	Parties in opposition	60 minutes collectively
3	Organizations	5 minutes each
4.	Individuals	3 minutes each

Pursuant to § 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

Written statements, in lieu of oral testimony, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <http://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by mail to 441 4th Street, N.W., Suite 200-S, Washington, DC 20001, by e-mail to zcsubmissions@dc.gov, or by fax to (202) 727-6072. Please include the case number on your submission. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

**ANTHONY J. HOOD, MARCIE I. COHEN, ROBERT E. MILLER, PETER G. MAY, AND
MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF
COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN,
SECRETARY TO THE ZONING COMMISSION.**

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N W SUITE 200-S/210-S

WASHINGTON, D C 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

301 H Street LLC
301 H Street NE
Washington DC 20002-4333



NSN

NIXIE 207 DE 1009 0007/19/15

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 20001271441 *0231-03374-14-45

20001-02-14