

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
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WASHINGTON, D.C. 20001

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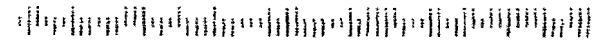
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ZONING COMMISSION
District of Columbia
CASE NO.15-32
EXHIBIT NO.41

Office of Planning
2016 DEC 15 PM 4:10

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

TIME AND PLACE: **Thursday, July 7, 2016, @ 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. 15-32 (1126 9th ST NW, LLC – Consolidated PUD & Related Map Amendment @ Square 369, Lot 880)

THIS CASE IS OF INTEREST TO ANC 2F

On November 30, 2015, the Office of Zoning received an application from 1126 9th ST NW, LLC (the “Applicant”). The Applicant is requesting approval of a planned unit development (“PUD”) and related Zoning Map amendment. The Office of Planning provided its report on February 19, 2016, and the case was set down for hearing on February 29, 2016. The Applicant provided its prehearing statement on April 12, 2016.

The property that is the subject of this application consists of approximately 7,610 square feet of land area and is located at 1126 9th Street, N.W. (Square 369, Lot 880) (the “Property”). The Property is split-zoned between the DD/C-2-C and DD/C-2-A Zone Districts. The Property currently contains a surface parking lot and a one- to two-story commercial building.

The Applicant proposes a PUD-related map amendment to rezone an approximately 6,408 square foot portion of the site from the DD/C-2-A Zone District to the DD/C-2-C Zone District and include it in Housing Priority Area “A”. Such rezoning and PUD would allow for the construction of a mixed-use building containing residential units and ground floor commercial uses. The DD/C-2-C Zone District permits a maximum height of 110 feet and no maximum floor area ratio (“FAR”) for residential uses. The proposed structure will contain a floor area of approximately 40,290 gross square feet (“GSF”), an overall density of approximately 5.3 FAR, approximately 33 new residential units, and approximately 3,723 GSF of ground floor commercial use. The project will have a maximum height of 100 feet. Along the 9th Street façade, the project will step back from the street before rising to the full 100 feet, allowing the existing structure to be solely expressed within such setback area. Most of the existing structure will be retained and incorporated into the project. The project will have a height of approximately 51 feet, eight inches, with two sixth floor loft areas rising to approximately 61 feet, four inches along the M Street façade. Two permanent non-conforming parking spaces and loading facilities will be accessible via the alley.

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.