

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

2017 AUG 16 AM 11:47

TIME AND PLACE: **Thursday, September 28, 2017, @ 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. 16-26 (Wisconsin Owner, LLC – Consolidated Planned Unit Development & Related Map Amendment @ Square 1732)

THIS CASE IS OF INTEREST TO ANC 3E

On November 21, 2016, the Office of Zoning received an application from Wisconsin Owner LLC (the “Applicant”). The Applicant is requesting approval of a consolidated planned unit development and related Zoning Map amendment from the MU-4 zone to the MU-7 zone for property located in Square 1732, Lots 45 and 49. The Office of Planning provided its report on March 3, 2017, and the case was set down for hearing on March 13, 2017. The Applicant provided its prehearing statement on June 27, 2017.

The property that is the subject of this application consists of approximately 23,741 square feet of land area. The property is located mid-block in the 4600 block of Wisconsin Avenue, N.W., and consists of properties known as 4620-4624 Wisconsin Avenue, N.W. The property is bordered at the rear by a public alley. The property is located in the MU-4 zone. The property is located in the Mixed-Use Medium Density Residential/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 mixed use project including approximately 146 residential units and approximately 10,984 square feet of retail uses. The project will have a floor area ratio of 5.73 and a lot occupancy at the first floor of 89.9%. The maximum height of the proposed building will be 88 feet 4 inches, with 58 parking spaces and loading facilities on the property.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Commission’s Rules of Practice and Procedure, 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