

ZONING COMMISSION NOTICE OF PUBLIC HEARING APPLICATION NO: 17-08 A APPLICANT: JUGERCE PLACE LILP **CASE SÚMMARY:** Modification Map Amendment

Air Rights

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

> Thursday, December 2, 2021, @ 4:00 p.m. WebEx or Telephone - Instructions will be provided on the Office of Zoning website by 12:00 noon on the Hearing Date

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

TIME AND PLACE

CASE NO. 17-08A (Providence Place I, LP - Modification of Significance of Approved Planned Unit Development and Related Map Amendment (#, Square 5194, Lot 827)

THIS CASE IS OF INTEREST TO ANC 7C

ANC:

Oral and Written Testimony

All who wash to tentify in fair cases are strangely encouraged to sign up to do so at least 24 hours prior to the start
of the hearing on G2's website or jetype, deat.dx.gen, — see below: How so perturbate at a vebrase — and

All written constants and/or testimony stant for selensitied to the record at least 24 hours prior to the start of the hearing - so helese. *Thes to participate at a utilizer - testing statement*.

Significance (the "Application") for Lot 8271 in Square 5194 (the "Property"):

Campus Plan O Planned Unit O Design Review (Futher Processing) Development A Modification of Significance to Z.C. Order No. 17-08 (the "Original Order"), which

approved a Planned Unit Development ("PUID") and related Zoeing Map Amendment for the Property, pursuant to Subtitle X §§ 303.1 and 303.11 and Subtitle Z § 704, to add zoeing flexibility from the loading requirements of Subtitle C § 905.2 to provide a 12-foot, 6-inch vertical clearance instead of the minimum 14 feet required.

The Property comprises approximately 1.6 acres on the east side of 50th Street, N.E., between Nesnie Helen Burroughs Avenue and Fisch Place, N.E. To the east of the PUD site is the campus for the Progressive National Beptist Convention. Construction of the 93-unit apartment bouse pursuant to the PUD approved by the Original Order (the "Approved PUD") is currently ongoing on the Property

¹ The Original Order applied to the western part of Lot 824, subdivided into two lots – 825, the site of the PLD approved by the Original Order, and 826, the issued of the Progressive National Repist Convention ("PNDC") compete Lat 823 was subsequently divided into two lots – 827, the Property, and Lat 828, to be dedicated to the compete Lat 823 was subsequently divided into two lots – 827, the Property, and Lat 828, to be dedicated to the compete Lat 828. District for the 50th Street, N.F., right-of-way.

PRIOR APPROVALS:

Z.C. Case No. 17-68 (effective March 8, 2018) - The Commission approved a Consolidated with a related Zoning Map amendment from the RA-1 to the RA-2 zone to allow the constru of an apartment house (the "Approved PUD") with:

- A maximum building beight of approximately 31 feet, 10 inches;
 A density of approximately 1.88 floor area ratio ("FAR");
 Approximately 93 residential units, comprised of one-bedroom, two-bedroom, three-bedroom and four-bedroom units, all of which will be reserved for basacholds with incomes not 1. exceed 60% of the area median income ("AMI"), including 33 replacement units for the Lincoln Heights and Richardson Dwellings communities controlled by the DC Housing Authority; and
- 48 below-grade parking spaces.

Pursuant to Subtitle Z § 704.4, the scope of a public hearing for a Modification of Significance is limited to the impact of the modification on the Approved PUD and does not permit the Commission to revisit its original decision to grant the Approved PUD.

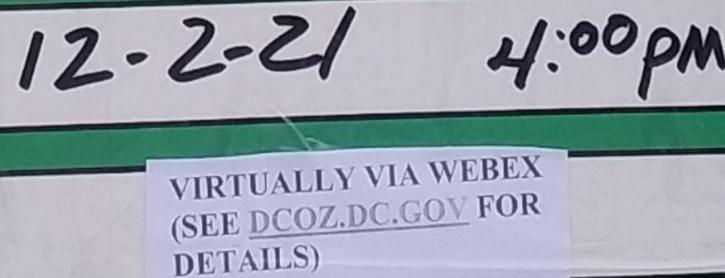
This public hearing will be conducted in accordance with the contented case provisions of Subtitle Z, Chapter 4.

Providence Place J, LP (the "Applicant") filed as application (the "Application") on June 28, 2021, with the Office of Zoning requesting that the Zoning Commission (the "Commission") grant the following relief under the Zoning Regulations (Title 11 of the DCMR, Zoning Regulations of 2014, to which all references are made unless otherwise specified), for a Modification of

ANC 7C

Public Hearing Date/Time:

Location:



• or more information please contact the District of Columbia Office of Zoning: (202) 727-6311 • website: www.dcoz.dc.gov • e-mail: dcoz@dc.gov THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW

