

# ZONING COMMISSION NOTICE OF PUBLIC HEARING

APPLICATION NO:

17-08A

APPLICANT:

Providence Place I, LP

## CASE SUMMARY:

- Air Rights     Modification     Map Amendment  
 Campus Plan (Further Processing)     Planned Unit Development     Design Review

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

TIME AND PLACE: 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:  
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

Oral and Written Testimony:  
- All who wish to testify in this case are strongly encouraged to sign up to do so at least 14 hours prior to the start of the hearing on DC's website at <https://dc.zoning.com>; see below: How to participate at a virtual public hearing.  
- All written comments and/or testimony must be submitted to the record at least 14 hours prior to the start of the hearing - see below: How to participate at a virtual public hearing.

Providence Place I, LP (the "Applicant") filed an 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 2016, in which all references are made unless otherwise specified), for a Modification of Significance (the "Application") for Lot 827, in Square 5194 (the "Property").

A Modification of Significance to Z.C. Order No. 17-08 (the "Original Order"), which approved a Planned Unit Development ("PUD") and related Zoning Map Amendment for the Property, pursuant to Subtitle X §§ 303.1 and 303.11 and Subtitle Z § 704, to add zoning flexibility from the loading requirements of Subtitle C § 903.2 to provide a 12-foot, 6-inch vertical clearance instead of the minimum 14 foot required.

THE PROPERTY:  
The Property comprises approximately 1.6 acres on the east side of 50<sup>th</sup> Street, N.E., between Monica Helen Burroughs Avenue and 14th Place, N.E. To the east of the PUD site is the campus for the Progressive National Baptist Convention. Construction of the 93-unit apartment house pursuant to the PUD approved by the Original Order (the "Approved PUD") is currently ongoing on the Property.

The Original Order applied to the western part of Lot 824, subdivided into two lots - 821, the site of the PUD approved by the Original Order, and 822, the remainder of the Progressive National Baptist Convention ("PNBC"). Lot 823 was subsequently divided into two lots - 825, the Property, and Lot 826, to be dedicated to the District for the 50<sup>th</sup> Street, N.E., right-of-way.

PURVIS APPROVALS:  
Z.C. Case No. 17-08 (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 construction of an apartment house (the "Approved PUD") with:  
• A maximum building height of approximately 31 feet, 10 inches;  
• A density of approximately 1.88 floor area ratio ("FAR");  
• Approximately 93 residential units, comprised of one-bedrooms, two-bedrooms, three-bedrooms and four-bedroom units, all of which will be reserved for households with incomes not less than 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 stated case provisions of Subtitle Z, Chapter 4.

For more information, please visit the Interactive Zoning Information System (IZIS) at [www.dcoz.dc.gov](http://www.dcoz.dc.gov).

ANC:

ANC 7C

Public Hearing Date/Time:

12-2-21 4:00 PM

Location:

VIRTUALLY VIA WEBEX  
(SEE [DCOZ.DC.GOV](http://DCOZ.DC.GOV) FOR DETAILS)

For more information please contact the District of Columbia Office of Zoning:  
(202) 727-6311 • website: [www.dcoz.dc.gov](http://www.dcoz.dc.gov) • e-mail: [dcoz@dc.gov](mailto:dcoz@dc.gov)

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