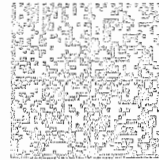


GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
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WASHINGTON, D.C. 20001

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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

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TIME AND PLACE: Thursday, January 24, 2019, @ 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. 17-21 (As You Like It, LLC – Consolidated Review and Approval of a Planned Unit Development @ Square 498, Lot 52 [501 I Street, S.W.]

THIS CASE IS OF INTEREST TO ANC 6D

On November 8, 2017, the Office of Zoning received an application from As You Like It, LLC (“Applicant”). The Applicant is requesting approval of a consolidated planned unit development and related Zoning Map Amendment from the current R-3 zone to the MU-4 zone for property located in Square 498, Lot 52. The Office of Planning provided its report on January 19, 2018 in support of setting down the application for a public hearing, and the case was set down for hearing on February 26, 2018. The Applicant provided its prehearing statement on September 27, 2018.

The property that is the subject of this application consists of approximately 36,476 square feet of land area. The property is located at the intersection of 6th Street and I Street, S.W., with an address of 501 I Street, S.W. The property is located in the Institutional land use category on the Future Land Use Map of the District of Columbia Comprehensive Plan.

The Applicant proposes to develop the property with (1) a four-story building with a habitable penthouse and (2) a five-story annex behind the main building. The project contains a mix of office, rehearsal, and educational space as well as housing for actors and fellows for use by the Shakespeare Theatre Company and approximately 69 for-sale residential units. The project will have a floor area ratio of 2.88 and a lot occupancy at the first floor of 79%. The requested maximum height of the proposed main building will be approximately 48 feet and approximately 48 feet 2 inches for the proposed annex building. The project will provide approximately 40 on-site and 15 additional off-site parking spaces.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 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