

**BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA**

In re: ZC Case No. 18-10 (High Street LLC-Map Amendment @Square 5799 ,Lot 976.
(2352-2360 High Street SE)

AFFIDAVIT OF MAINTENANCE

DISTRICT OF COLUMBIA, ss:

I, Freda Hobar, of Holland & Knight ,LLP being duly sworn, STATE:

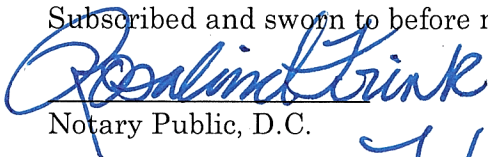
The posting of the subject site was maintained as follows

11-27-18	Maintained	Signs Intact
12-3-18	Maintained	Replaced 2 Signs
12-6-18	Maintained	Signs Intact
12-10-18	Maintained	Reposted 3 Signs New Hearing Date of 3-18-19
12-17-18	Maintained	Signs Intact
12-21-18	Maintained	Replaced 1 Sign
12-27-18	Maintained	Signs intact
12-31-18	Maintained	Signs Intact
1-4-19	Maintained	Replaced 2 Signs
1-10-19	Maintained	Signs Intact
1-16-19	Maintained	Signs Intact
1-22-19	Maintained	Signs Intact
1-28-19	Maintained	Replaced 1 Sign
2-4-19	Maintained	Signs Intact
2-11-19	Maintained	Signs Intact
2-19-19	Maintained	Replaced One Sign
2-26-19	Maintained	Signs Intact
3-4-19	Maintained	Signs intact
3-7-19	Maintained	Reposted 3 New Hearing Date of 3-21-19
3-11-19	Maintained	Signs Intact
3-14-19	Maintained	Replaced 1 Sign



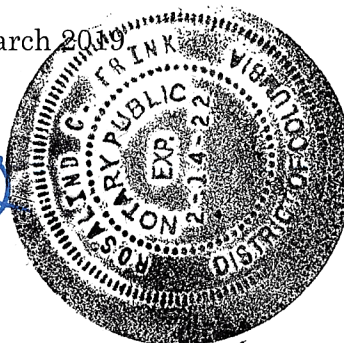
Holland & Knight, LLP
Freda Hobar

Subscribed and sworn to before me this 7th day of March 2019


Notary Public, D.C.

My commission expires:





ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
PUBLIC HEARING NOTICE
OF A
ZONING PROPOSAL

CASE NO.

18 - 10

OF

High Street 1/c

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON 3/18/19 AT 6:30 PM TO CONSIDER A PROPOSAL FOR

THIS CASE IS OF INTEREST TO ANCRA

On June 27, 2018, the Office of Zoning received a petition from High Street, LLC ("Petitioner") requesting approval of a Zoning Map amendment to rezone property located at 2352-2360 High Street, S.E. (Square 3799, Lot 976) ("Property"), from the R-3 zone to the RA-2 zone. On September 7, 2018, the Office of Planning submitted a report in support of setting down the petition for a public hearing. At its public meeting of September 17, 2018, the Zoning Commission voted to set down the petition for a public hearing. The Petitioner submitted its prehearing statement on September 21, 2018.

The Property consists of approximately 34,934 square feet of land area and is bounded by a public alley to the east, single family detached homes and a public alley to the south, High Street, S.E. to the west, and a single family detached home to the north. The Property is presently zoned R-3 and is designated as Moderate-Density Residential on the Comprehensive Plan Future Land Use Map.

The Petitioner seeks a Zoning Map amendment to rezone the Property from the R-3 zone to the RA-2 zone. The purposes of the RA-2 zone are to (i) permit flexibility of design by permitting all types of urban residential development if they conform to the height, density, and area requirements established for these districts; and (ii) permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive residential zones. The maximum density in the RA-2 zone is 1.8 FAR (2.16 as an Inclusionary Zoning development) and the maximum permitted building height is 30 feet with no limit on the number of stories.

The Zoning Commission has determined that this public hearing will be conducted in accordance with the rulemaking case provisions of the Zoning Commission's Rules of Practice and Procedure, 11-2 DCMR, Chapter 5.

**FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT
441 4TH STREET, NW, SUITE 200-S/210-S
WASHINGTON, DC 20001
(202) 727-6311 ♦ (202) 727-6072 - fax
website: www.dcoz.dc.gov ♦ e-mail: dcoz@dc.gov**

THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
PUBLIC HEARING NOTICE
OF A
ZONING PROPOSAL

CASE NO.

18 - 10

OF

High Street LLC

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON AT TO CONSIDER A PROPOSAL FOR

THIS CASE IS OF INTEREST TO AN A-3

In June 2018, the Office of Zoning received a proposal from High Street LLC ("Proposer") to convert an existing single-family detached house at 441 4th Street, N.W. (the "Property") into a multi-unit residential building. The Proposer submitted a request for zoning relief to the Zoning Commission on 11/15/18. The Zoning Commission held a public hearing on 12/12/18. The Zoning Commission voted to grant the relief for a public hearing. The Proposer submitted its preliminary application on 1/15/19.

The Property is located at 441 4th Street, N.W. and is bounded by 4th Street to the east, 4th Street to the west, and 4th Street to the north. The Property is currently zoned A-3 and is designated as a "Single-Family Residential" in the Commission's Zoning Ordinance.

The Proposer is seeking relief to convert the Property from A-3 to A-3-M. The A-3-M zone is a medium-density residential zone that allows for multi-unit residential buildings. The Proposer is seeking relief to convert the Property from A-3 to A-3-M because the Property is currently zoned A-3 and the Proposer is seeking relief to convert the Property to a multi-unit residential building. The Proposer is seeking relief to convert the Property from A-3 to A-3-M because the Property is currently zoned A-3 and the Proposer is seeking relief to convert the Property to a multi-unit residential building.

The Zoning Commission will hold a public hearing on the Proposer's application on 3/18/19 at 6:30pm in Suite 220-S, One Judiciary Square, 441 4th Street, N.W. The Zoning Commission will consider the Proposer's application and make a decision on whether to grant the relief. The Zoning Commission's decision will be final.

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT
441 4TH STREET, NW, SUITE 200-S/210-S
WASHINGTON, DC 20001
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website: www.dcoz.dc.gov ◊ e-mail: dcoz@dc.gov

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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
PUBLIC HEARING NOTICE
OF A
ZONING PROPOSAL

CASE NO.

18-10

OF

High Street 11c

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON 3/18/19 AT 6:30 PM TO CONSIDER A PROPOSAL FOR

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT 441 4TH STREET, NW, SUITE 200-S/210-S WASHINGTON, DC 20001 (202) 727-6311 • (202) 727-6072 • fax website: www.dcaz.dc.gov • e-mail: dcaz@dc.gov

NOTICE OF PUBLIC HEARING

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT 441 4TH STREET, NW, SUITE 200-S/210-S WASHINGTON, DC 20001 (202) 727-6311 • (202) 727-6072 • fax website: www.dcaz.dc.gov • e-mail: dcaz@dc.gov

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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
PUBLIC HEARING NOTICE
OF A
ZONING PROPOSAL

CASE NO.

18-10

OF
High Street LLC

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON 3/19 AT 6:30 PM TO CONSIDER A PROPOSAL FOR

CONTINUED TO:
3-21-2019

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF RESCHEDULED PUBLIC HEARING
TIME AND PLACE: Monday, March 19, 2019, @ 6:30 p.m.
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:
Z.C. Case No. 18-10 (High Street, LLC - Map Amendment @ Square 5799, Lot 936 [2352-2360 High Street, S.E.]
THIS CASE IS OF INTEREST TO ANC RA
On June 27, 2018, the Office of Zoning received a petition from High Street, LLC ("Petitioner") requesting approval of a Zoning Map amendment to rezone property located at 2352-2360 High Street, S.E. (Square 5799, Lot 936) ("Property"), from the R-3 zone to the RA-2 zone. On September 7, 2018, the Office of Planning submitted a report in support of setting down the petition for a public hearing. At its public meeting of September 17, 2018, the Zoning Commission voted to set down the petition for a public hearing. The Petitioner submitted its prehearing statement on September 21, 2018.
The Property consists of approximately 34,934 square feet of land area and is bounded by a public alley to the east, single family detached homes and a public alley to the south, High Street, S.E. to the west, and a single family detached home to the north. The Property is presently zoned R-3 and is designated as Moderate-Density Residential on the Comprehensive Plan Future Land Use Map.
The Petitioner seeks a Zoning Map amendment to rezone the Property from the R-3 zone to the RA-2 zone. The purposes of the RA zones are to (i) permit flexibility of design by permitting all types of urban residential development if they conform to the height, density, and area requirements established for these districts; and (ii) permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive residential zones. The maximum density in the RA-2 zone is 1.8 FAR (2.16 as an Inclusionary Zoning development) and the maximum permitted building height is 50 feet with no limit on the number of stories.

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT
441 4TH STREET, NW, SUITE 200-S/210-S
WASHINGTON, DC 20001
(202) 727-6311 ♦ (202) 727-6072 - fax
website: www.dcoz.dc.gov ♦ e-mail: dcoz@dc.gov

THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
PUBLIC HEARING NOTICE
OF A
ZONING PROPOSAL

CASE NO.

18-10

OF

High Street LLC

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON [] AT [] 6 30 PM TO CONSIDER A PROPOSAL FOR

CONTINUED TO
3-21-2019

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

TIME AND PLACE: Monday, March 18, 2019, @ 6:30 p.m.
Avery H. Rouse Memorial Hearing Room
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:
Z.C. Case No. 18-10 High Street, LLC - Map Amendment @ Square 1390, Lot #N (212-2360 High Street,
R.F.D.

THIS CASE IS OF INTEREST TO YOU

On June 25, 2018, the Office of Zoning received a petition from High Street, LLC ("Petitioner") requesting approval of a Zoning Map Amendment to remove property located at 2342-2360 High Street, S.E. (Square 1390, Lot #N) ("Property"), from the R-1 zone to the R-3 zone. On September 5, 2018, the Office of Zoning, Lot #N ("Property"), from the R-1 zone to the R-3 zone. On September 5, 2018, the Office of Zoning published a report in support of zoning down the petition for a public hearing. At its public meeting of September 12, 2018, the Zoning Commission voted to set down the petition for a public hearing. The Petitioner submitted its public hearing statement on September 11, 2018.

The Property consists of approximately 34,004 square feet of land area and is located on a public alley in the east, single family detached houses and a public alley to the north, High Street, S.E. to the west and a single family detached house to the north. The Property is currently zoned R-1 and is designated as Medium-Density Residential in the Comprehensive Plan Future Land Use Map.

The Petitioner seeks a Zoning Map Amendment to remove the Property from the R-1 zone to the R-3 zone. The purposes of the R-3 zone are to (1) permit development of single family detached houses and other residential development of these institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive residential zones, and (2) permit the construction of these institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive residential zones. The maximum density in the R-3 zone is 1.8 FAR (1.8 units per lot) as set forth in the Zoning Ordinance and the maximum permitted building height is 35 feet with no limit on the number of stories.

The Zoning Commission has determined that this public hearing will be conducted in accordance with the underlying law provisions of the Zoning Commission's Rules of Practice and Procedure, 11-2 DCMR, Chapter 3.

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT
441 4TH STREET, NW, SUITE 200-S/210-S
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website: www.dcoz.dc.gov ♦ e-mail: dcoz@dc.gov

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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
PUBLIC HEARING NOTICE
OF A
ZONING PROPOSAL

CASE NO.

18 - 10

OF

High Street /c

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON AT 6 30 PM TO CONSIDER A PROPOSAL FOR

CONTINUED TO:
3-21-2019

THIS CASE IS OF INTEREST TO ANC-BA

On June 27, 2018, the Office of Zoning received a petition from High Street, LLC ("Petitioner") requesting approval of a Zoning Map amendment to rezone property located at 2352-2360 High Street, S.E. (Square 1796, Lot 976) ("Property") from the R-3 zone to the RA-2 zone. On September 1, 2018, the Office of Planning published a report in support of setting down the petition for a public hearing. At its public meeting of September 17, 2018, the Zoning Commission voted to set down the petition for a public hearing. The Petitioner submitted its preliminary rezoning on September 21, 2018.

The Property consists of approximately 34,934 square feet of land area and is bounded by a public alley to the east, single family detached houses and a public alley to the south, High Street, S.E. to the west, and a single family detached house to the north. The Property is presently zoned R-3 and is designated as Moderate-Density Residential on the Comprehensive Plan Future Land Use Map.

The Petitioner seeks a Zoning Map amendment to rezone the Property from the R-3 zone to the RA-2 zone. The purposes of the RA zones are to (i) permit flexibility of design by permitting all types of urban residential development if they conform to the height, density, and area requirements established for these districts; and (ii) permit the construction of these institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive residential zones. The maximum density in the RA-2 zone is 1.8 FAR (2.54 as an Inclusionary Zoning development) and the maximum permitted building height is 30 feet with no limit on the number of stories.

The Zoning Commission has determined that this public hearing will be conducted in accordance with the provisions of the Zoning Commission's Rules of Practice and Procedure, 11-2 OCMR.

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT
441 4TH STREET, NW, SUITE 200-S/210-S
WASHINGTON, DC 20001
(202) 727-6311 ♦ (202) 727-6072 - fax
website: www.dcoz.dc.gov ♦ e-mail: dcoz@dc.gov

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
PUBLIC HEARING NOTICE
OF A
ZONING PROPOSAL

CASE NO.

18-10

OF

High Street Ue

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON 12/15/18 AT 6:30 PM TO CONSIDER A PROPOSAL FOR

www.dco.dc.gov
FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT
441 4TH STREET, N.W. SUITE 220-S, 1 800
WASHINGTON, DC 20001
(202) 727-6877 | (202) 727-6877 TDD
RELAY: 800-458-3434 | TDD: 800-458-3434

PROPOSAL SUMMARY
The proposed zoning change is for a...
The proposed zoning change is for a...
The proposed zoning change is for a...

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT
441 4TH STREET, N.W. SUITE 220-S, 1 800
WASHINGTON, DC 20001
(202) 727-6877 | (202) 727-6877 TDD
RELAY: 800-458-3434 | TDD: 800-458-3434

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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
PUBLIC HEARING NOTICE
OF A
ZONING PROPOSAL

CASE NO.

18-10

High Street LLC

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4th STREET, N.W. ON 12/13/18 AT 6:30 PM TO CONSIDER A PROPOSAL FOR

ADDRESS COMMISSION AND THE OFFICE OF THE CLERK
FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT
441 4th STREET, NW, SUITE 220-S-210-S
WASHINGTON, DC 20001
(202) 727-6211 or (202) 727-9072 fax
website: www.dcgo.dc.gov or email: dczoning@dc.gov

THIS PUBLIC HEARING NOTICE IS A
NOTICE TO THE PUBLIC THAT THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA
IS HOLDING A PUBLIC HEARING ON THE PROPOSAL FOR THE ZONING OF THE
PROPERTY DESCRIBED IN THE ATTACHED PROPOSAL. THE PUBLIC HEARING IS
HELD TO ALLOW THE PUBLIC TO COMMENT ON THE PROPOSAL AND TO
ADVISE THE COMMISSION OF ANY CONCERNS OR SUGGESTIONS. THE
COMMISSION WILL CONSIDER ALL COMMENTS RECEIVED AT THE PUBLIC
HEARING AND WILL MAKE A FINAL DETERMINATION ON THE PROPOSAL.
THE PUBLIC HEARING IS OPEN TO ALL INTERESTED PARTIES AND
ATTENDANCE IS NOT LIMITED TO THE PROPERTY OWNER. THE PUBLIC
HEARING IS HELD AT THE OFFICE OF THE ZONING COMMISSION, 441 4th
STREET, N.W., SUITE 220-S, WASHINGTON, DC 20001. THE PUBLIC
HEARING IS HELD ON 12/13/18 AT 6:30 PM. THE PUBLIC HEARING IS
HELD IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4th STREET, N.W.,
WASHINGTON, DC 20001. THE PUBLIC HEARING IS HELD AT 6:30 PM.
THE PUBLIC HEARING IS HELD AT 6:30 PM. THE PUBLIC HEARING IS
HELD AT 6:30 PM. THE PUBLIC HEARING IS HELD AT 6:30 PM.

THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW