


GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 18-21

As Secretary to the Commission, I hereby certify that on November 5, 2018, copies of the Z.C. Notice of Filing were sent via electronic mail, or by first-class, postage prepaid mail if indicated by an asterisk(*), to the following:

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 - Phil Mendelson
 - David Grosso
 - Elissa Silverman
 - Anita Bonds
 - Robert White, Jr.

ATTESTED BY: 
Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING**

Z.C. Case No. 18-21

**(Hanover R.S. Limited Partnership – Consolidated PUD and Related Map Amendment
@ Squares 3832 and 3835)**

November 5, 2018

THIS CASE IS OF INTEREST TO ANC 5E and 5B

On October 30, 2018, the Office of Zoning received an application from Hanover R.S. Limited Partnership (the “Applicant”) for approval of a consolidated planned unit development (“PUD”) and related map amendment for the above-referenced property.

The property that is the subject of this application consists of Lot 15 in Square 3832 and Lot 804 n Square 3835 in northeast Washington, D.C. (Ward 5), on property located at 3135 and 3201 8th Street, N.E. The property is currently zoned PDR-1. The Applicant is proposing a PUD-related map amendment to rezone the property, for the purposes of this project, to the MU-4 zone.

The Applicant proposes to construct two multifamily residential buildings separated by a landscaped entry plaza and containing a total of approximately 375 units. The buildings will function as a single residential development, but will be separated into two buildings in order to break down the scale of the project. The two buildings together will include approximately 325,050 square feet of gross floor area, with a density of 3.6 floor area ratio (“FAR”) and a maximum height of 65 feet (measured to the top of the parapet). The project will include a below-grade parking garage with 186 car parking spaces and 125 bicycle parking spaces. Further, it will be designed to LEED-Gold standards under the LEEDv4 Multifamily Midrise standard, and it will provide 12% of the gross floor area as affordable units (in a range between 30% of median family income “MFI” and 80% MFI).

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.