

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

In re: ZC Case No. 18-21 (Hanover R.S. Limited Partnership)

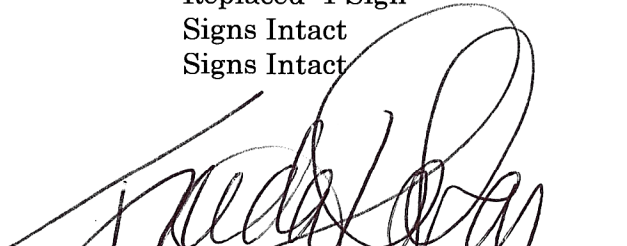
AFFIDAVIT OF MAINTENANCE

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

3-7-19	Maintained	Signs Intact
3-11-19	Maintained	Signs Intact
3-14-19	Maintained	Replaced 2 Signs
3-19-19	Maintained	Signs Intact
3-25-19	Maintained	Replaced 1 Sign
3-29-19	Maintained	Signs Intact
4-3-19	Maintained	Signs Intact
4-9-19	Maintained	Replaced 1 Sign
4-12-19	Maintained	Signs Intact
4-18-19	Maintained	Signs Intact

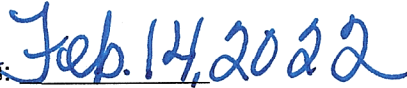


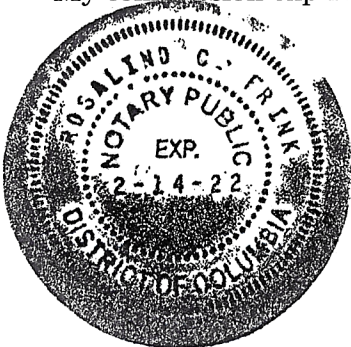
Holland & Knight, LLP
Freda Hobar

Subscribed and sworn to before me this 19th day of April 2019.


Notary Public, D.C.

My commission expires:





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

CASE NO.

18-21

OF

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 **4-25-19** AT **6:30 PM** TO CONSIDER A PROPOSAL FOR

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

DATE AND PLACE: Thursday, April 25, 2019, at 6:30 p.m.
Joseph B. Ryan Memorial Hearing Room
441 4th Street, N.W., Suite 220-S
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:
L.C. CASE NO. 18-21 (Shannon R.L. Limited Partnership - 1.5 multifamily residential building) and related zoning and land use matters from the FZ-1 District in the MIA-A District for property located at Square 441, 441 4th Street, N.W., in the MIA-A District for purposes of the proposed zoning and land use matters.

THE OFFICE OF ZONING PLANNING
On October 10, 2018, the Office of Zoning received an application from Shannon R.L. Limited Partnership (the "Applicant") requesting approval of a conceptual zoning and land use plan for the property located at Square 441, 441 4th Street, N.W., in the MIA-A District for purposes of the proposed zoning and land use matters. The Office of Zoning Planning is currently reviewing the application and will be holding a public hearing on the proposed zoning and land use plan at the public hearing. The hearing will be held on Thursday, April 25, 2019, at 6:30 p.m. in the Joseph B. Ryan Memorial Hearing Room, 441 4th Street, N.W., Suite 220-S, Washington, D.C. 20001.

The Property has a total lot area of 9,000 square feet and is bounded by the Washington Metropolitan Area Transit Authority ("WMATA") tracks to the east and 4th Street, N.W. to the west. The Property is located at the intersection of the 4th Street and 4th Street, N.W. in the MIA-A District. The Property is zoned FZ-1 and is currently vacant.

The P.U. includes the construction of one multifamily residential building consisting of a two-story structure with a total of approximately 17 units. The two buildings will include a maximum height of the building to be 35 feet, or 10 stories, with a total height of 100 feet. The building will include a parking garage and a bicycle parking area. The building will include a total of 17 units, including 10 parking spaces in a below-grade parking garage that will be shared between the two buildings. The parking garage will also include bicycle storage facilities and a bicycle repair station. A single 10-foot wide bicycle repair station will be shared by the buildings.

This public hearing will be conducted in accordance with the current zoning provisions of the Zoning Regulations, 11 DCMR Subtitle J, 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.

18-21

OF

Hanover R.S. Limited Partnership

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 4/25/19 AT 6:30 pm TO CONSIDER A PROPOSAL FOR

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING
Thursday, April 25, 2019, at 6:30 p.m.
Avery R. Kraus Memorial Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:
Z.C. CASE NO. 18-21 (Hanover R.S. Limited Partnership - Consolidated PUD & Related Map Amendment @ Square 2835, Lot 856 and Square 2837, Lot 15 (1125 and 2201 8th St. N.E.))

THIS CASE IS OF INTEREST TO ALC/SE

On October 30, 2018, the Office of Zoning received an application from Hanover R.S. Limited Partnership (the "Applicant") requesting approval of a consolidated planned unit development ("PUD") and related zoning map amendment from the PDR-3 District in the ML-4 District for property located at Square 2835, Lot 856 and Square 2837, Lot 15 (the "Property"). The Office of Planning submitted a report to the Zoning Commission dated December 7, 2018. At its December 17, 2018, public meeting, the Zoning Commission voted to set down the application for a public hearing. The Applicant provided to the hearing materials on February 23, 2019.

The Property has a total land area of 90,293 square feet and is bounded by the Washington Metropolitan Area Transit Authority ("METRO") tracks to the east and 8th Street, N.E. to the southwest of the Property. The Property is located in Ward 5 and is within the boundaries of Advisory Neighborhood Commission ("ANC") 5E.

The PUD includes the construction of two multi-family residential buildings separated by a landscaped entry plaza, with a total of approximately 377 units. The two buildings will include approximately 225,050 square feet of gross floor area, or 1.6 floor area ratio ("FAR"). The maximum height of the two buildings is 85 feet as measured to the top of the parapet, with pedestrian walkable space and mechanical equipment above. The buildings include setbacks at the 6th street, as recommended by the Brookland-CUA Small Area Plan. The PUD includes approximately 180 parking spaces in a below-grade parking garage that will be shared between the two buildings. The parking garage will also include indoor bicycle storage facilities with parking for approximately 120 bikes. Each building will include one 38-foot loading berth and a related platform. A single 28-foot service-delivery space will be shared by the buildings.

This public hearing will be conducted in accordance with the consistent case provisions of the Zoning Regulations, 11 DCMR Subtitle Z, Chapter 4.

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT
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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
PUBLIC HEARING NOTICE
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18-21

OF
Manover R.S. Limited Partnership

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 **4/25/19** AT **6:30 PM** TO CONSIDER A PROPOSAL FOR

QUESTIONS FOR THE OFFICE OF ZONING
NOTICE OF PUBLIC HEARING

THE OFFICE OF ZONING FOR THE DISTRICT OF COLUMBIA
1100 L STREET, N.W., SUITE 220-S, WASHINGTON, DC 20004
PHONE: (202) 727-6311 FAX: (202) 727-6072
WWW.DCOZ.DC.GOV

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OF
Hanover R.S. Limited Partnership

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TO CONSIDER A PROPOSAL FOR

THE ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
OFFICE OF THE COMMISSIONER
441 4TH STREET, N.W., SUITE 220-S
WASHINGTON, DC 20001
(202) 727-6311 • (202) 727-6872 - fax
website: www.dcar.dcr.gov • e-mail: dcar@dcr.gov

THE ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
OFFICE OF THE COMMISSIONER
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WASHINGTON, DC 20001
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