

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

TIME AND PLACE: **Thursday, July 18, 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. 19-01 (Wesley Hawaii LLC – Consolidated PUD and Related Map Amendment @ Parcel 124/77 [1 Hawaii Avenue, N.E.]

THIS CASE IS OF INTEREST TO ANCs 5A AND 4D

On January 4, 2019, the Office of Zoning received an application from Wesley Hawaii LLC (the “Applicant”), the owner of property located at 1 Hawaii Avenue, N.E. (Parcel 124/77) (the “Property”), for approval of a consolidated planned unit development (“PUD”) and a related Zoning Map amendment from the RA-1 zone to the RA-2 zone. The Property consists of approximately 26,400 square feet of land area and is a triangular-shaped lot surrounded by Hawaii Avenue, N.E., Rock Creek Church Road, N.W., and Allison Street, N.W.

The RA-1 and RA-2 zones are intended to 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 to 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 RA-1 zone provides for areas predominantly developed with low- to moderate-density development, including detached dwellings, rowhouses, and low-rise apartments and allows a maximum height of 40 feet (and three stories), a maximum lot occupancy of 40%, and a maximum density of 0.90 floor area ratio (“FAR”).

The RA-2 zone provides for areas developed with predominantly moderate-density residential uses, and allows a maximum height of 50 feet (no limit on number of stories), a maximum lot occupancy of 60%, and a maximum density of 1.8 FAR.

The Office of Planning submitted its report to the Office of Zoning on March 15, 2019 and the application was set down for a public hearing by the Zoning Commission on March 25, 2019. The Applicant filed its prehearing submission with the Zoning Commission on May 21, 2019.

The Applicant proposes to redevelop the Property with 78 residential units (the “Project”). The Project will have a building height of 58’6”, a lot occupancy of 53%, and a gross floor area of approximately 68,238 square feet for a density of 2.58 FAR. The Project will incorporate a multipurpose amenity room on the ground level as well as an outdoor patio area facing Rock Creek Church Road, N.W. There will be 12 parking spaces within the building.

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