

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

INA KLINE  
32 HAWAII AVE., NE  
WASHINGTON, DC 20011-4905

ANK 1134

8/1/19

Don't Live here

U.S. POSTAGE PITNEY BOWERS  
ZIP 20001 \$000.50<sup>00</sup>  
02 4W  
0000347839 JUN 25 2019

NIXIE 207 FE 1 0008/19/19

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

ANK  
20001-2714  
20011-4905 0033

BC: 20001271441 \*0231-00617-26-47



RECEIVED  
D.C. OFFICE OF ZONING  
2019 AUG 22 PM 12:00

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF RESCHEDULED<sup>1</sup> PUBLIC HEARING**

**TIME AND PLACE:** Monday, September 16, 2019, @ 6:30 p.m.  
Jerrily R. Kress Memorial Hearing Room  
441 4<sup>th</sup> 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

---

<sup>1</sup> This case was previously scheduled for hearing on July 18, 2019.