

RECEIVED
TO OFFICE OF ZONING
2020 JUN 25 AM 8:58

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

TIME AND PLACE: **Tuesday, July 14, 2020, @ 4:00 p.m.**
**WebEx or Telephone – Instructions will be provided on
the OZ website by Noon of the Hearing Date¹**

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

**Z.C. Case No. 19-28 (Square 417, LLC – Map Amendment @ Square 417, Lots 53 and 54
[1840 7th Street, N.W.]**

THIS CASE IS OF INTEREST TO ANCs 1B & 6E

Square 417, LLC (the “Applicant”) filed an application (the “Application”) on November 15, 2019, requesting that the Zoning Commission for the District of Columbia (the “Commission”) approve an amendment to the Zoning Map for Lots 53 and 54 in Square 417 (the “Property”), with an address of property located at 1840 7th Street, N.W., from the RF-1 zone to the ARTS-3 zone.

The Property consists of approximately 42, 751 square feet along the west side of 7th Street, N.W. The Property is currently occupied by a three-story office building and surface parking lots. To the north, east, and south of the Property are a variety of retail, service, residential, and office uses and the Shaw/Howard University Metro Station, all in the ARTS-2 zone, while the west are row dwellings in the RF-1 zone.

The General Policy Map of the Comprehensive Plan (the “CP”) designates the Property in a Neighborhood Enhancement Area, which applies to neighborhoods with substantial amounts of vacant residentially zoned land, for which new development should improve the real estate market, reduce crime and blight, and attract complementary new uses and services that better serve the needs of existing and future residents. The CP’s Future Land Use Map designates the Property for Mixed-Use Medium Density Residential/Medium Density Commercial, which contemplates neighborhoods with a mix of mid-rise (4-7 stories) apartment buildings with retail, office, and service businesses (up to 8 stories) as the predominant uses. The CP identifies the RA-2 and RA-3 zones as medium-density residential zones, and the MU-5, MU-6, MU-7, MU-8, ARTS-1, ARTS-2, and ARTS-3 zones as medium-density commercial zones, although other zones may apply. The Property also falls within the area covered by the *DUKE – Development Framework for a Cultural Destination District within Washington, DC’s Greater Shaw/U Street* (“Duke Plan”) and the Convention Center Strategic Development Plan Small Area Plans.

The Property’s current RF-1 zone is intended to provide for areas predominantly developed with row houses on small lots within which no more than two (2) dwelling units are permitted and is identified by the CP as a moderate density residential zone. The RF-1 zone limits density by a minimum lot area of 1,800 square feet (“sf”) for row dwellings or flats, 3,000 sf for semi-detached dwellings, and 4,000 for all other structures (1,500 sf for developments subject to Inclusionary

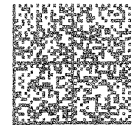
¹ Anyone who wishes to participate in this case but cannot do so via WebEx or telephone, may submit written comments to the record. (See p. 3, *How to participate as a witness – written statements.*)

BC: 20001271441 *2792-03640-00-21
20001271441

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

NIXIE 207 DE 1 0000/06/20

200012714
200012714



U.S. POSTAGE PITNEY BOWES
ZIP 20001 \$ 000.50⁰
02 4W
0000357827 MAY 21, 2020

INNOVISION CONCEPTS LLC
325 7TH STREET, N.W.
SUITE 400-S
WASHINGTON, D.C. 20004-2818

Air

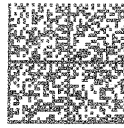
INNC 207 DE 1 N C2206/01/20
UNABLE TO FORWARD/FOR REVIEW
C020

FWD
FWD
20004283400

BC: 20004283400 DU *2792-01353-01-41

0000/02/20
NOV 08 10 55 AM
RETURN TO SENDER
UNABLE TO FORWARD
0000/02/20
MEXICO
NOV 08 10 55 AM
B CI: 2001271441 * 0817-92583-02-24

2001271441
U1

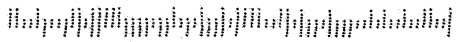


U.S. POSTAGE PITNEY BOWES
ZIP 20001 \$ 000.50⁰
02 4W
0000357827 MAY 21 2020

LINCOLN WESTMORELAND
PHASE II
9741 WASHINGTONIAN BLVD.
GAITHERSBURG, MD 20878-7365

RTS111
11/4

2087887365 C037



GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS

PENALTY FOR MISUSE

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

DISTRICT OF COLUMBIA

200 14th STREET, N.W.

8th FLOOR

WASHINGTON, D.C. 20009-4487



U.S. POSTAGE PITNEY BOWES



ZIP 20001 \$ 000.50⁰

02 4W

0000357827 MAY 21 2020

