

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

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PENALTY FOR MISUSE

CAPITAL DISTRICT 208

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WASHINGTON, DC 20024-2477

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

2021 APR 22 AM 9:58

TIME AND PLACE: Monday, April 12, 2021, @ 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. 20-12 (Westminster Presbyterian Church, Westminster Community Partners, Bozzuto Development Company, and Bozzuto Homes, Inc. [collectively, the “Applicant”] – Consolidated PUD and Related Map Amendment @ Square 499, Lot 52)

THIS CASE IS OF INTEREST TO ANC 6D

Westminster Presbyterian Church, Westminster Community Partners, Bozzuto Development Company, and Bozzuto Homes, Inc. (collectively, the “Applicant”) filed an application (the “Application”) on May 22, 2020, requesting that the Zoning Commission for the District of Columbia (the “Commission”) approve for property located at Square 499, Lot 52 (the “Property”):

- A consolidated planned unit development (“PUD”), pursuant to Subtitle X, Chapter 3, and Subtitle Z § 300 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations (Zoning Regulations of 2016, the “Zoning Regulations,” to which all references are made unless otherwise specified), with
- A related Zoning Map amendment from the R-3 to the MU-2 zone.

The Property is located in southwest Washington, D.C. in Ward 6, and is currently zoned R-3.

The Applicant is proposing to redevelop the Property with a new mixed-use building with two towers with:

- A maximum building height of 90 feet; and
- Approximately 214,338 square feet of gross floor area (“GFA”) and a 7.06 FAR, including:
 - Approximately 18,513 square feet of GFA devoted to new facilities for the Westminster Presbyterian Church;
 - Approximately 192,236 square feet of GFA devoted to 222 residential units, with the eastern tower containing 123 senior affordable housing units and the western tower containing 99 market-rate units; and
 - Approximately 3,589 square feet of GFA devoted to shared service and loading areas.

The Application requests the following PUD flexibility pursuant to Subtitle X § 303.1:

- From the penthouse requirements of Subtitle C § 1500.9 to permit a sloped roof on a penthouse stair tower;

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.*)