

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
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Timothy F Campbell Trustee
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Breckenridge CO 80424-0505

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

TIME AND PLACE: Thursday, March 17, 2022, @ 4:00 p.m.
WebEx or Telephone – Instructions will be provided on the Office of Zoning website by 12:00 noon on the Hearing Date

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. CASE NO. 21-11 (Abraham & Laura Lisner Home for Aged Women – Map Amendment @ Square 1663, Lot 9)

THIS CASE IS OF INTEREST TO ANC 3E

Oral and Written Testimony

- All who wish to testify in this case are **strongly encouraged** to sign up to do so at least 24 hours prior to the start of the hearing on OZ’s website at <https://dc.oz.dc.gov/> – see below: *How to participate as a witness – oral statements.*
- All written comments and/or testimony **must be submitted to the record at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements.*

Abraham & Laura Lisner Home for Aged Women (the “Applicant”) filed an application (the “Application”) on July 23, 2021, requesting that the Zoning Commission for the District of Columbia (the “Commission”) approve an amendment to the Zoning Map for Lot 9 in Square 1663 (the “Property”) from the R-2 zone to the RA-2 zone.

PROPERTY

The Property consists of approximately 236,590 square feet (5.4 acres) of land area in Square 1663 at 5425 Western Avenue, N.W. The Property is generally bounded by Western Avenue, N.W. to the north, 42nd Street, N.W. to the east, Military Road, N.W. and three detached homes to the south, and an eight-story condominium building to the west. One block to the west is the Friendship Heights Metro Station and the Friendship Heights commercial corridor along Wisconsin Avenue, N.W. One block to the east is the Chevy Chase Recreation Center. The Property is currently improved with a three-story building that is used as a community residential facility, an assisted living residence, and a nursing facility serving primarily low-income or very low-income senior residents.

COMPREHENSIVE PLAN

The Comprehensive Plan Future Land Use Map (“FLUM”) indicates that the site is generally appropriate for Moderate Density Residential and Institutional uses. The Plan states that Moderate Density Residential defines neighborhoods generally, but not exclusively, suited for row houses as well as low-rise garden apartment complexes. Density in Moderate Density Residential areas is typically calculated either as the number of dwelling units per minimum lot area, or as a FAR up to 1.8, although greater density may be possible when complying with Inclusionary Zoning or when approved through a Planned Unit Development. The R-