

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

TIME AND PLACE: **Thursday, September 15, 2022, @ 4:00 p.m.**
Via WebEx: <https://dcoz.dc.gov/ZC21-26> (to participate & watch)
Via Telephone: 1-650-479-3208 Access code: 2313 348 7689 (audio participation & listen)
Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning> (to watch)
Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>
Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. CASE NO. 22-11 (MCRT Investments LLC – Consolidated PUD & Related Map Amendment from the MU-12 Zone to the MU-10 Zone, 807 Maine Avenue, S.W. (Square 439S, Lot 15))

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://dcoz.dc.gov/service/sign-testify> – see below: *How to participate as a witness – oral statements*. **On the day of the hearing**, call 202-727-0789 to sign up to testify.
- 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*.

THIS CASE IS OF INTEREST TO ANC 6D

MCRT Investments LLC (the “Applicant”) filed an application (the “Application”) on March 7, 2022, requesting that the Zoning Commission for the District of Columbia (the “Commission”) approve a consolidated planned unit development (“PUD”) and a related Zoning Map amendment from the MU-12 to the MU-10 zone.

PROPERTY

The subject property is an irregular, triangular shaped parcel located in the southwest quadrant of the District located at premises 807 Maine Avenue, S.W., and is more particularly known as Lot 15 in Square 439-S (the "PUD Site"). The PUD Site contains approximately 23,664 square feet (±0.54 acres) of land area, and is generally bounded by 7th Street on the east, Maine Avenue to the south, and the Thomas Jefferson Middle School Academy to the north/northwest. Of note, to the southwest of the PUD Site are three lots that are owned by the District of Columbia that are not included in the Application – e.g., Lots 812 (abutting), 813, and 814 (abutting) in Square 439S.

The PUD Site is located in the northwestern portion of the Southwest-Waterfront neighborhood. The character of the area surrounding the PUD Site is defined by a mix of uses, such as residential, retail, hotel, and a mix of densities, including medium- and high-density buildings, including The Wharf development to the south. The PUD Site currently is improved with an office building known

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