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

TIME AND PLACE: **Monday, June 3, 2024, @ 4:00 p.m.**
Via WebEx: <https://dcoz.dc.gov/ZC23-23> (to participate & watch)
Via Telephone: 1-650-479-3208 Access code: 2310 344 6208 (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:

CASE NO. 23-23 (Morningstar Community Development – Application for a Zoning Map Amendment @ Square 1088, Lot 802)

THIS CASE IS OF INTEREST TO ANC 7D

On September 27, 2023, Morningstar Community Development (the “Applicant”) filed an application for a Zoning Map amendment (the “Application”) with the Zoning Commission for the District of Columbia (“Commission”). The Applicant is requesting approval by the Commission pursuant to Subtitle X, Chapter 5 and Subtitle Z, Chapter 3 of the Zoning Regulations (Title 11, Zoning Regulations of 2016 in the D.C. Municipal Regulations) for an amendment to the Zoning Map for the property located at 261 17th Street, S.E. (Square 1088, Lot 802) (the “Property”).

The Property has 11,125 sq. ft. of land area and is located in the Hill East neighborhood at the junction of 17th Street SE, Massachusetts Avenue, S.E. and C Street, S.E. The Property is improved with a three-story brick building originally constructed in 1938 and most recently used as the Eastern Branch Boys and Girls Club. The Stadium-Armory Metrorail Station is located approximately two blocks to the east by the corner of C Street, S.E. and 19th Street, S.E. The Property is designated for Moderate Density Residential uses in the Comprehensive Plan’s Future Land Use Map and as a Neighborhood Conservation Area in the Comprehensive Plan’s Generalized Policy Map. The Property’s current zone district is the RF-1 zone.

The Applicant requests to rezone the Property to the RA-2 zone. The RA-2 zone would allow development with a maximum floor-area-ratio of 1.8 (2.16 with Inclusionary Zoning) and a maximum building height of 50 feet.

The Office of Planning filed a report dated February 19, 2024 recommending that the Commission set down the Application for a public hearing, and stated that the Application would not be inconsistent with the Comprehensive Plan and would be appropriate for Inclusionary Zoning (“IZ”) Plus. At a public meeting on February 29, 2024, the Commission set down the Application for a public hearing. The Applicant filed its prehearing statement on March 14, 2024.

This public hearing will be conducted in accordance with the contested case provisions of the in