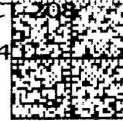


GOVERNMENT OF THE DISTRICT OF COLUMBIA

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

OFFICIAL BUSINESS
PENALTY FOR MISUSE

CAPITAL DISTRICT 200
18 JUN 2025 PM 4:23



US POSTAGE
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0008030876 MAY 21 2025

ALVAREZ, MARIA E
2120 16TH ST NW # 216
WASHINGTON, DC 20009-65

U/F

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or Address

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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING**

TIME AND PLACE: July 14, 2025 @ 4:00 p.m.
Via WebEx: <https://dcoz.dc.gov/ZC24-12> (to participate & watch)
Via Telephone: 1-650-479-3208 Access code: 2312 106 8753 (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. 24-12 (Harrison Wisconsin Owner, LLC – Consolidated PUD & Related Zoning Map Amendment @ Square 1666, Lot 810 and a Portion of Lot 809 [4201 Garrison Street, N.W.]

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 statement*. On the day of the hearing – by 3:00 p.m., 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 3E

Harrison Wisconsin Owner, LLC (the “Applicant”) filed an application on September 16, 2024, requesting the Zoning Commission (“Commission”) to approve a consolidated Planned Unit Development and related map amendment from the R-2 zone to the RA-3 zone (collectively, the “PUD Application”) 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,” to which all subsequent references herein are made unless otherwise specified) for the property known as 4201 Garrison Street, N.W. – Lot 810 and a portion of Lot 809 in Square 1666 (the “Property”).

The Property comprises approximately 40,357 square feet of land within Square 1666, generally bounded by Wisconsin Avenue, N.W. to the west, Harrison Street, N.W. to the north, 42nd Street, N.W. to the east, and Garrison Street, N.W. to the south. It is currently underutilized, improved only with a surface parking lot and a 705-foot television tower. Located just east of the Wisconsin Avenue corridor in Upper Northwest, the area surrounding the Property includes low- and moderate-density commercial and non-residential uses to the north, south, and west, and lower-density residential uses to the east, north, and south. Institutional and moderate-density residential uses are also present throughout the broader neighborhood. The Property is well-served by public

This hearing is governed by the Open Meetings Act. Please address any questions or complaints arising under this hearing to the Office of Open Government at opengovoffice@dc.gov.