

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

Intrangience Group II LLC
680 Rhode Island Ave NE
Washington DC 20002-1269

FIRST-CLASS



US POSTAGE TM PITNEY BOWES
ZIP 20001 \$ 000.69⁰
02 7W
0008030876 APR 15 2025

AGS

NIXIE 171 FE 1 0004/28/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

2000281255 :
20001>2714

SC: 20001271441 *0131-02544-15-41

ZONING COMMISSION

District of Columbia

CASE NO.24-15

EXHIBIT NO.47

RECEIVED 05/05/25 PM 12:47

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

TIME AND PLACE: **June 23, 2025 @ 4:00 p.m.**
Via WebEx: <https://dcoz.dc.gov/ZC24-15> (to participate & watch)
Via Telephone: 1-650-479-3208 **Access code:** 2316 472 8233 (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. 24-15 (901 Monroe Street, LLC – Consolidated PUD & Related Zoning Map Amendment @ Square 3829, Lot 23)

THIS CASE IS OF INTEREST TO ANC 5B

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 indicated above. Also, see below: *How to participate as a witness – oral statements*. **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*.

901 Monroe Street, LLC (the “Applicant”) filed an application on November 11, 2024 requesting the Zoning Commission (“Commission”) approve a consolidated Planned Unit Development and related amendment of the Zoning Map from the MU-3A and R-2 zones to the MU-5B 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 901 Monroe Street, N.E. - Lot 23 in Square 3829 (the “Property”).

The Property is located across Monroe Street from the Brooks Mansion and the Brookland/CUA Metrorail Station and is bounded by 9th Street, N.E. to the west, Lawrence Street, N.E. to the south, 10th Street, N.E. to the east, and Monroe Street, N.E. to the north. The Property is part of the Brookland neighborhood of Ward 5 and includes approximately 60,000 square feet of land area. The Property is currently included in the MU-3A and R-2 zones. The Property is designated Mixed-Use - Moderate Density Commercial and Medium Density Residential on the Comprehensive Plan Future Land Use Map; and designated a Neighborhood Conservation Area on the Comprehensive Plan Generalized Policy Map.

Associated with the PUD, the Applicant proposes to rezone the Property to the MU-5B zone and to redevelop the Property with a new multi-family residential building providing approximately

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.