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

OFFICIAL BUSINESS
PENALTY FOR MISUSE



Brauson A. Ester 1121 ArlingtonBlvd Apt. 703 Arlington, VA 22209-3227

MINIE POT MAI 1 LEIGHBOURTES SE

2009\$3: 2009132714 <u>.</u>

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



Albert N. Epps, Sr. 926 4th Street, SE Washington, DC 20003-3450

> Z07 NPE 1 91610001/20/1. CCRMARD TIME EXP RTH TO SEND EPPS 92-125 WAIKO PL KAPOLEI HI 96707-3307

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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



US POSTAGE >> PITNEY BOWES



ZIP 20001 \$ 000.46⁰ 02 4W 0000347839 JAN 18 2018

Jeanna M. Cullins 204 M Street, SW #34 Washington, DC 20024-3602

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20001>2714

RETURN TO SENDER

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



U.S. POSTAGE >> PITNEY BOWES

ZIP 20001 \$ 000.46

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Torrance Wynn 3001 Branch Avenue Apt. 122 Hillcrest Heights, MD 20748-1025

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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



U.S. POSTAGE >>> PITNEY BOWES



ZIP 20001 \$ 000.46⁰ 02.4W 0000347839 JAN 18 2018

Kristina M. Wolf 126Cameron Mews Alexandria, VA 22314-2604

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RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA NOTICE OF RESCHEDULED¹ PUBLIC HEARING

2010 JAN 23 PM 12: 54

TIME AND PLACE:

Thursday, April 5, 2018, @ 6:30 P.M. Jerrily R. Kress Memorial Hearing Room 441 4th Street, N.W., Suite 220

Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 02-38I (Waterfront 375 M Street, LLC and 425 M Street, LLC – Second-Stage PUD & Modification of Significance to First-Stage PUD @ Square 542)

THIS CASE IS OF INTEREST TO ANC 6D

On April 5, 2017, the Office of Zoning received an application from Waterfront 375 M Street, LLC and 425 M Street, LLC (together, the "Applicant") for approval of a second-stage planned unit development ("PUD") and a modification of significance to a previously approved first-stage PUD for the above-referenced property. The Office of Planning submitted a report to the Zoning Commission, dated June 2, 2017. At its June 12, 2017, public meeting, the Zoning Commission voted to set down the application for a public hearing. The Applicant provided its prehearing statement on August 15, 2017.

The property that is the subject of this application consists of Lot 825 ("West M") and Lot 826 ("East M") in Square 542, which have approximately 46,768 square feet and 61,065 square feet of land area, respectively. The subject property is currently zoned C-3-C (MU-9 under the 2016 Zoning Regulations) for the purposes of this project, through a previously approved PUD-related Zoning Map amendment. The property is located within the boundaries of Advisory Neighborhood Commission ("ANC") 6D.

The Applicant proposes to modify the approved first-stage PUD and undertake a second-stage PUD for the East M and West M sites by converting the primary use of both buildings from office use to residential use, with retail on the ground floor and neighborhood-serving office use on the second floor. The approximate density, building height, lot occupancy, and setbacks will not change as a result of this application. The East M and West M sites will collectively contain approximately 604 total residential units and approximately 78,880 square feet of commercial space (an average of almost 40,000 square feet per building). Both buildings will also include on-site parking and loading.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Commission's Rules of Practice and Procedure, 11 DCMR Subtitle Z, Chapter 4.

¹ The hearing for this case was previously scheduled for February 22, 2018.