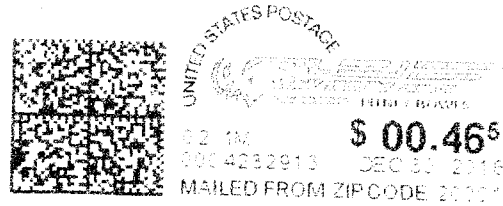


GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

DECEASED



Leaseholder
1417 Saratoga Ave NE #2
Washington, DC 20018

NIXIE 200184309-1N 03/22/17

RETURN TO SENDER
DECEASED
UNABLE TO FORWARD
RETURN TO SENDER

200184192



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

TIME AND PLACE: **Thursday, February 23, 2017, @ 6:30 p.m.**
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

2017 MAR 27 AM 11:31

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 14-18A (Mid-City Financial Corporation – First-Stage PUD Modification and Second-Stage PUD @ Square 3953, Lots 1, 2, and 3 – RIA Block 7)

THIS CASE IS OF INTEREST TO ANCs 5B AND 5C

On September 22, 2016 the Office of Zoning received an application from Mid-City Financial Corporation, Brentwood Associates Limited Partnership, and MCF Brentwood SC, LLC (“Applicant”). The Applicant is requesting review and approval of a second-stage planned unit development and modification of the first-stage order in Z.C. Case No. 14-18 pursuant to Subtitle X, Chapter 3 and Subtitle Z, Chapter 3 for the construction of a two-building development containing approximately 200 senior housing units and approximately 131 multifamily dwelling units with underground parking.

The property that is the subject of this application consists of approximately 2.62 acres, and is formally designated as Square 3953, Lots 1-3 (“Block 7”). Block 7 is currently occupied by multi-family residential apartment buildings that are part of the Brookland Manor apartment complex and is located at the intersection of Saratoga Avenue, N.E. and 14th Street, N.E. The subject property is generally bound by Saratoga Avenue, N.E. to the north, 14th Street, N.E. to the east, a 16-foot wide public alley to the south, and Brentwood Road, N.E. to the west.

This Application proposes to redevelop Block 7 with: (i) a four-story apartment building containing approximately 131 units with associated ground floor level amenity space and 68 below-grade parking spaces (“Building A”), and (ii) a four-story residential building containing approximately 200 seniors-only independent living units with associated ground floor level amenity space and 50 below-grade parking spaces (“Building B” and together with Building A). Building A will have 169,342 square feet of gross floor area (“GFA”), a maximum height of 49 feet 4 inches, and an FAR of 2.97. Building B will have 172,266 square feet of GFA, a maximum height of 51 feet, and an FAR of 3.0. The overall FAR for Block 7 is 2.98.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, Subtitle Z, Chapter 4.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written