

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
FURTHER NOTICE¹**

2020 JUN -3 AM 8:10
NOTICE OF VIRTUAL PUBLIC HEARING

**TIME AND PLACE: Monday, July 6, 2020, @ 4:00 p.m.
WebEx or Telephone – Instructions will be provided on
the OZ website by Noon of the Hearing Date²**

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 15-27B (Carr Properties OC, LLC – Modifications to Approved First-Stage and Consolidated PUDs and Second-Stage PUD @ Square 3587, Lots 833-834 [350 Morse Street, N.E.]

THIS CASE IS OF INTEREST TO ANC 5D

On March 22, 2019, Carr Properties OC, LLC, (the “Applicant”) filed an application (the “Application”) pursuant to Title 11 of the District of Columbia Municipal Regulations (Zoning Regulations of 2016 [the “Zoning Regulations] to which all references are made unless otherwise specified) requesting that the Zoning Commission (the “Commission”) approve:

- a modification of significance to the consolidated planned unit development (“PUD”) approved by Z.C. Order No. 15-27 (the “Order”), as modified by Z.C. Order No. 15-27D, to permit bar and restaurant uses in the penthouse of “Building C1” (Square 3587, Lot 833);
- a second-stage PUD and a modification of significance to the first-stage PUD approved by the Order, to convert the primary use of “Building C2” (Square 3587, Lot 834) from residential to office use, and to incorporate bar and restaurant uses in the penthouse; and
- two special exceptions, pursuant to Subtitle C § 1500.3 and Subtitle X § 901.2, to permit nightclub, bar, cocktail lounge, and/or restaurant uses in the penthouse habitable space of both Buildings C1 and C2.

For the second-stage PUD, the Applicant proposes to develop Building C2 with approximately 225,398 square feet of gross floor area (“GFA”) devoted to office use and approximately 6,532 square feet of GFA devoted to retail use, of which 1,125 square feet will be devoted to “Maker Space.” The Application requests design flexibility, in addition to that granted by the Order, from the requirement to comply with the plans approved by the Commission, for the final location of the Maker Space, provided it remains 1,125 square feet and is visible from the street on the ground floor.

The Office of Planning (“OP”) filed reports (collectively, the “OP Setdown Reports”) dated November 27, 2019 (Building C2) and January 3, 2020 (Building C1), that recommended setdown

¹ Notice of a public hearing was previously provided on this case; however, because of Covid-19, the Office of Zoning suspended all public hearings and the hearing did not occur as previously scheduled.

² Anyone who wishes to participate in this case but cannot do so via WebEx or telephone, may submit written comments to the record. (See p. 3, *How to participate as a witness – written statements.*)