

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

OFFICIAL BUSINESS  
PENALTY FOR MISUSE



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Christen Ledger  
725 Hobart Pl., NW  
Washington, DC 20001-4081

NIXIE 287 PE 1 0010/13/16

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BC: 20001271441 \*0232-07309-12-46

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441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

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Cynthia E. Pascal  
Matthew E. Wojciechowski  
2111 Wisconsin Ave., NW - Apt. 202  
Washington, DC 20007-2285

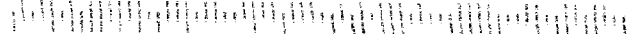
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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF PUBLIC HEARING**

**TIME AND PLACE:** Monday, December 5, 2016, @ 6:30 p.m.  
Jerrily R. Kress Memorial Hearing Room  
441 4<sup>th</sup> Street, N.W., Suite 220-South  
Washington, D.C. 20001

2016 OCT 17 PM 1:40  
OFFICE OF ZONING

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**CASE NO. 16-11 (Park View Community Partners & District of Columbia – Consolidated PUD & Related Map Amendment @ Square 2890, Part of Lot 849)**

**THIS CASE IS OF INTEREST TO ANCs 1A and 1B**

On May 13, 2016, the Office of Zoning received an application from Park View Community Partners and the District of Columbia (together, the “Applicant”) for approval of a consolidated Planned Unit Development (“PUD”) and a PUD-related Zoning Map amendment from the R-4 and C-2-A zones to the R-5-B and C-2-B zones for the above-referenced property. The property was rezoned to the RF-1 and MU-4 zones effective September 6, 2016, as a result of Z.C. Order No. 08-06A. That order also repealed the existing text of Title 11 DCMR (the “1958 Regulations”) and replaced it with new substantive and procedural provisions (the “2016 Regulations”). Nevertheless, because this application was set down for hearing prior to September 6<sup>th</sup>, the PUD-related Zoning Map amendment will be based upon the zones that existed as of September 5, 2016. The merits of the PUD application will be evaluated based upon the provisions of Chapter 24 of the 1958 Regulations and the extent of the zoning flexibility requested will be determined based upon the requirements of the 1958 Regulations. In all other respects, the provisions of the 2016 Regulations shall apply to this proceeding.

The property that is the subject of this application consists of part of Lot 849 in Square 2890 in northwest Washington, D.C., on property bounded by Irving Street, N.W. to the north, Georgia Avenue, N.W. to the east, Columbia Road, N.W. to the south, and private property to the west (the “Subject Property”). The Subject Property consists of approximately 77,531 square feet of land area.

The Office of Planning provided its report on July 15, 2016, and the case was set down for a public hearing on July 25, 2016. The Applicant provided its prehearing statement on August 5, 2016.

The Applicant proposes to redevelop the Subject Property with a mixed-income community with a total of approximately 273 residential units, comprised of 189 apartment units, 76 senior apartment units, and 8 townhomes. The project will also include approximately 4,545 square feet of community service space. The majority of the new residential units will be subsidized housing for low or moderate income households. Overall, the Subject Property will be developed with

**Do you need assistance to participate?** If you need special accommodations or need language assistance services (translation or interpretation), please contact Zee Hill at (202) 727-0312 or [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) five days in advance of the meeting. These services will be provided free of charge.