

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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7002 Westchester Drive  
Temple Hills MD 20748-4014 →

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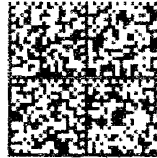
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ZONING COMMISSION  
District of Columbia  
CASE NO: 16-20  
EXHIBIT NO.21

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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Jennifer R. Joyce  
200 K Street NW Apt. 505  
Washington DC 20001-5505

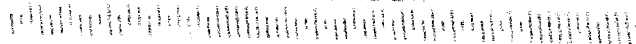
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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF PUBLIC HEARING**

2017 APR -5 PM 3:46

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

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

**CASE NO. 16-20 (3443 Benning, LLC – Consolidated PUD Application and Related Zoning Map Amendment @ Square 5017, Lots 839, 840, 841, 842 and a portion of the public alley abutting Lots 839 and 840)**

**THIS CASE IS OF INTEREST TO ANC 7D**

On September 13, 2016 the Office of Zoning received an application from 3443 Benning, LLC (“Applicant”). The Applicant is requesting review and approval of a consolidated planned unit development and related Zoning Map pursuant to Subtitle X, Chapter 3 of Title 11 of the District of Columbia Municipal Regulations (“Zoning Regulations of 2016”). The Office of Planning submitted a report to the Zoning Commission, dated November 4, 2016. At its November 14, 2016 public meeting, the Zoning Commission voted to set down the application for a public hearing. The Applicant provided its pre-hearing filing on March 2, 2017.

The property that is the subject of this application consists of approximately 17,863 square feet, is formally designated as Square 5017, Lots 839, 840, 841, 842, and includes a portion of the public alley abutting Lots 839 and 840 (which alley is the subject of a separate application to close the alley) (collectively, the “Property”). The Property is currently vacant and is located midblock on the 3400 block of Eads Street, N.E. A second public alley bounds the Property to the immediate west and north, and a vacant District-owned lot borders the Property immediately to the east. A mix of commercial and residential uses and surface parking lots occupy the block on which the Property is located. The Property is currently zoned R-3. The Applicant seeks a PUD-related map amendment to the MU-7 zone, where the multi-family uses would be allowed as a matter-of-right.

The Applicant proposes to construct an approximately 70-unit multi-family residential building (the “Project”) at an FAR of approximately 3.81. All of the units in the building would be reserved for individuals earning 50 percent or less of the Area Median Income (“AMI”) and portions of the units would be reserved for seniors and those earning 30 percent or less of AMI. The Project will have a maximum height of approximately 58 feet and will include approximately 17 enclosed at-grade parking spaces.

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.