

GOVERNMENT OF THE DISTRICT OF COLUMBIA

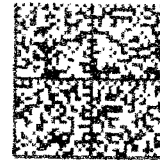
OFFICE OF ZONING

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

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

CS



UNITED STATES POSTAGE
02 1M \$ 00.46⁰
00040290333 MAR 17 2017
MAILED FROM ZIP CODE 20011

Linda Lawrence-Gray
413 36th Street NE
Washington DC 20019-1419

NEATE 267 PE 1 6664/21/17

RECEIVED TO
ADDRESS TO NOT KNOWN
CARRIER TO FORWARD

9400920817091270

937 980092282250730

20010903090191
20010903090191
20010903090191
20010903090191

SC 20001271441 * 0001-01000-10149



ZONING COMMISSION
District of Columbia
CASE NO.16-20
EXHIBIT NO.26

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

2017 APR 25 AM 10:47

TIME AND PLACE: Thursday, May 4, 2017 @ 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:

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.