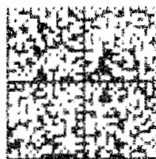


GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

CAP DISTRICT
MD 207
13 OCT '17
PM 4 L



U.S. POSTAGE PITNEY BOWES



ZIP 20001 \$ 000.46⁰
03 4W
0000347889 AUG 09 2017

Raymond Onley
701 Division Ave, NE
Washington, DC 20019-5514

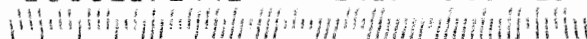
NIXIE 207 FE 1 0010/21/17

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

932601070-1120591

2001085514 ANK
20001>2714

BC: 20001271441 *2417-05414-13-37



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

2017 OCT 25 PM 2: 20

TIME AND PLACE: **Thursday, November 16, 2017, @ 6:30 p.m.**
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. CASE NO. 17-10 (The Warrenton Group – Consolidated PUD & Related Map Amendment @ Square 5196, Lot 19, 37, 805, and 814)

THIS CASE IS OF INTEREST TO ANC 7C

On May 8, 2017, the Office of Zoning received an application from The Warrenton Group (“Applicant”) for approval of a consolidated planned unit development (“PUD”) and a Zoning Map amendment from the MU-3 zone to the MU-5-A zone for the above-referenced property. The Office of Planning submitted its report to the Office of Zoning on June 16, 2017, and the application was set down for a public hearing by the Zoning Commission on June 26, 2017. The Applicant filed its prehearing statement with the Commission on August 1, 2017.

The subject property consists of approximately 17,029 square of land area, including a portion of the adjacent public alley to be closed (“Property”). The Property is located west of the intersection of Nannie Helen Burroughs and Division Avenues, N.E. The historic Strand Theater is immediately east of the Property.

The Applicant proposes to redevelop the Property with approximately 86 residential units, comprised of 1-bedroom and 2-bedroom units, all of which will be reserved for households with incomes not exceeding 60% of the median family income (“MFI”) and ground floor retail and community space. Of the 86 units, 28 will be replacement units for the Lincoln Heights and Richardson Dwellings communities controlled by DCHA, in accordance with the New Communities Initiative Plan. The height of the proposed new building will be approximately 68 feet; the maximum density will be approximately 4.59 floor area ratio (“FAR”); and the maximum non-residential density will be approximately 0.2 FAR. In addition, the PUD includes a ground level parking garage with 17 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.

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