

GOVERNMENT OF THE DISTRICT OF COLUMBIA

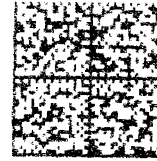
OFFICE OF ZONING

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WASHINGTON, D.C. 20001

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

2017 AUG -8 PM 3:06

**TIME AND PLACE:** Monday, October 2, 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. 17-11 (3200 Penn Ave PJV, LLC – Map Amendment @ Square 5539, Lots 835, 838, 839, and 840)**

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

On May 26, 2017, the Office of Zoning received a petition from 3200 Penn Ave PJV, LLC (the "Petitioner") requesting approval of a Zoning Map amendment to rezone the property consisting of Lots 835, 838, 839, and 840 in Square 5539 (the "Property"). On June 16, 2017, the Office of Planning submitted a report in support of setting the petition down for a public hearing, and the Zoning Commission voted to set down the petition for a public hearing on June 26, 2017. The Petitioner submitted its prehearing statement on July 6, 2017.

The Property, which consists of approximately 155,643 square feet (approximately 3.6 acres) of land area, is located at the northeast corner of the intersection of Pennsylvania Avenue, S.E. and Branch Avenue, S.E., and is currently improved with the Penn Branch Shopping Center and associated accessory surface parking. The Property is currently split-zoned, with Lots 838 and 839 zoned MU-3, and Lots 835 and 840 zoned R-1-B. The Property is located in the Low-Density Commercial land use category on the Future Land Use Map of the District of Columbia Comprehensive Plan.

The Petitioner seeks a map amendment to rezone the Property from MU-3/R-1-B to MU-4 to make it consistent with the Low-Density Commercial land use designation of the Comprehensive Plan. The general purpose of MU zones is, among other things, to provide for mixed-use developments that permit a broad range of uses at varying densities consisting of housing, shopping, and business needs, including residential, office, service, and employment centers. The MU-4 zone is intended to be located in low- to moderate-density residential areas with access to main roadways or rapid transit stops, and permit mixed-use development providing facilities for shopping, office, and housing. As a matter-of-right, the MU-4 zone permits a maximum building height of 50 feet; a maximum density of 2.5 FAR (3.0 FAR with Inclusionary Zoning), of which no more than 1.5 FAR can be devoted to non-residential uses; and a maximum permitted lot occupancy of 60% for residential uses (75% with Inclusionary Zoning).

The Zoning Commission has determined that this public hearing will be conducted in accordance with the rulemaking case provisions of the Zoning Commission's Rules of Practice and Procedure, 11-Z DCMR Chapter 5.