

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**

**TIME AND PLACE:** Monday, July 23, 2018, @ 6:30 p.m. – 2<sup>nd</sup> Case  
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 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 ("Petitioner") requesting approval of a Zoning Map amendment to rezone the property consisting of Lots 835, 838, 839, and 840 in Square 5539 from MU-3/R-1-B to MU-4. On October 2, 2017, the Commission held a public hearing on the petition. In response to testimony provided by adjacent and nearby neighbors regarding the potential impacts of future mixed-use development on the aforementioned lots immediately adjacent to R-1-B zoned properties, the Commission requested the Petitioner to work with adjacent and nearby neighbors to evaluate whether the creation of a new [custom] zone could alleviate the concerns raised at the public hearing. The Commission scheduled the petition for deliberation for November 13, 2017.

On October 30, 2017, the Petitioner requested the Commission to defer its deliberation on the petition to allow more time to establish a set of development parameters that would address the concerns expressed by adjacent and nearby neighbors, which would be implemented through the creation of a modified version of the MU-4 zone. (Exhibit 50.) The Commission granted the Petitioner's request for deferral.

On April 23, 2018, the Petitioner submitted a request to amend the subject petition to (i) modify the properties included in the requested map amendment, and (ii) modify the specific zone being requested. (Exhibit 51.) To address the concerns expressed regarding the height of future development on Lot 838 and 839, which have an elevation that is substantially higher than the immediately adjacent residential properties, the Petitioner requested to remove Lots 838 and 839 from the subject petition, leaving only Lots 835 and 840 to be rezoned. Secondly, the Petitioner requested that Lots 835 and 840 be rezoned to MU-4A. The requested MU-4A zone is a modified version of the existing MU-4 zone that contains parameters developed by the Petitioner and neighbors in coordination with the Office of Planning ("OP").

On March 24, 2018, OP submitted a text amendment to the Commission that would create the MU-4-A zone, and rename the existing MU-4 zone to MU-4B (Z.C. Case No. 18-06). In its report, OP recommended that the Commission setdown the proposed text amendment for public hearing, and further recommended that the Commission also setdown the Petitioner's amended petition so that the public hearings for both cases could occur on the same date. On March 30,