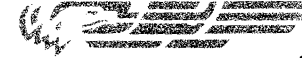


GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE



U.S. POSTAGE >>> PITNEY BOWES



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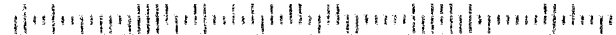
Jemal's Lerner LLC
101 N. Tryon Street
Charlotte, NC 28246-0100

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UNABLE TO FORWARD

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BC: 20001227599 *2731-00085-19-00



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

2018 FEB 01 PM 3:35

TIME AND PLACE: **Thursday, February 1, 2018, @ 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:

Z.C. Case No. 17-15 (806 Rhode Island Avenue, LLC – Map Amendment @ Square 3846)

THIS CASE IS OF INTEREST TO ANCs 5B and 5C

On July 24, 2017, the Office of Zoning received a petition from 806 Rhode Island Avenue, LLC (the "Petitioner") requesting approval of a Zoning Map amendment to rezone property located at 802-810 Rhode Island Avenue, N.E. (Square 3846, Lot 85) ("Property") from the PDR-2 District to the MU-6 District. On October 19, 2017, the Office of Planning submitted a report in support of setting down the petition for a public hearing. At its public meeting of October 30, 2017, the Zoning Commission voted to set down the petition for a public hearing. The Petitioner submitted its prehearing statement on November 10, 2017.

The Property consists of approximately 21,677 square feet of land area and is bounded by Franklin Street, N.E. to the north, 9th Street and Reed Street, N.E. to the east, Rhode Island Avenue, N.E. to the south, and the Metrorail tracks to the west. The Property is presently zoned PDR-2 and is designated for mixed use High Density Residential and Medium-Density Commercial land uses on the Comprehensive Plan Future Land Use Map.

The PDR-2 District is intended to permit medium-density commercial and PDR activities employing a large workforce and requiring some heavy machinery under controls that minimize any adverse impacts on adjacent, more restrictive zones. The PDR-2 zone allows a maximum height of 60 feet and a maximum density of 4.5 FAR.¹ The MU-6 zone is intended to (i) permit medium- to high-density mixed-use development with a focus on residential use; and (ii) provide facilities for shopping and business needs, housing, and mixed-uses for large segments of the District of Columbia outside of the central core. The MU-6 zone allows a maximum height of 90 feet; maximum lot occupancy of 80%; and a maximum density of 6.0 FAR (7.2 FAR with Inclusionary Zoning and 2.0 FAR maximum for non-residential uses).

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.

¹ In the PDR-2 zone, the maximum FAR is only permitted for the following uses: basic utilities; large-scale government; production, distribution, and repair; and waste-related services. All other permitted, conditional, or special exception use categories are limited to a maximum density of 3.0 FAR.