

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, March 15, 2018 @ 6:30 p.m.**
Jerrily R. Kress Memorial Hearing Room
441 4th Street, NW, Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. CASE NO. 17-19 (The Warrenton Group – Consolidated PUD & Related Map Amendment @ Square 5197, Lots 1, 64, 65, and 73)

THIS CASE IS OF INTEREST TO ANC 7C

On October 6, 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 District to the MU-4 zone for the above-referenced property. The subject property consists of approximately 85,510 square feet of land area and is located at the northwest corner of the intersection of Nannie Helen Burroughs and Division Avenues, N.E. (“Property”).

The Office of Planning submitted its report to the Office of Zoning on November 30, 2017, and the application was set down for a public hearing by the Zoning Commission on December 11, 2017. The Applicant filed its prehearing statement with the Commission on January 11, 2018.

The Applicant proposes to redevelop the Property as mixed-used development on two parcels. Parcel 1 consists of approximately 71,891 square feet of land, and will be improved with a building containing approximately 10,000 square feet of retail at the ground level; approximately 170,600 square feet of residential, generating approximately 151 units; and 143 covered parking spaces. The maximum building height will be 65 feet and the density will be 3.47 floor area ratio (“FAR”). Parcel 2 consists of approximately 13,619 square feet, and will be improved with a building containing approximately 6,000 square feet of retail at the ground level; approximately 39,000 square feet of residential generating approximately 32 units; and three surface parking spaces. The maximum building height will be 63 feet and the density will be 3.32 FAR.

Of the 183 units proposed for the development, up to 61 will be replacement units for the Lincoln Heights and Richardson Dwellings residential communities controlled by DCHA. The remaining units will be a mix of units reserved for households not exceeding 60% of the median family income (“MFI”) and market rate units.

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.