

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

CASE NO.

17 - 19

OF

*The Warrenton Group*

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4<sup>TH</sup> STREET, N.W. ON 5/7/18 AT 6:30 PM TO CONSIDER A PROPOSAL FOR

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 2C**  
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 M1-3 Zone District to the M1-4 zone for the above-referenced property. The subject property consists of approximately 85,510 square feet of land area and is located at the northeast corner of the intersection of Narcis Helen Burroughs and Division Avenue, 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 preliminary statement with the Commission on January 11, 2018.  
The Applicant proposes to redevelop the Property as mixed-use 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 170,000 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 3.37 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 DCMA. The remaining units will be a mix of units reserved for households not exceeding fifth of the median family income ("MFI") and market rate units.  
This public hearing will be conducted in accordance with the current use provisions of the Zoning Commission's Rules of Practice and Procedure, 11 DCMR Subtitle Z, Chapter 4.

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT  
441 4<sup>TH</sup> STREET, NW, SUITE 200-S/210-S  
WASHINGTON, DC 20001  
(202) 727-6311 ♦ (202) 727-6072 - fax  
website: [www.dcoz.dc.gov](http://www.dcoz.dc.gov) ♦ e-mail: [dcoz@dc.gov](mailto:dcoz@dc.gov)  
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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

# PUBLIC HEARING NOTICE

OF A

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The Warrenton Group

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4<sup>TH</sup> STREET, N.W. ON 5/7/18 AT 6 30 PM TO CONSIDER A PROPOSAL FOR

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.

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT  
441 4<sup>TH</sup> STREET, NW, SUITE 200-S/210-S  
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website: www.dcoz.dc.gov ♦ e-mail: dcoz@dc.gov

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**PUBLIC HEARING NOTICE**  
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The Warrenton Group

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4<sup>TH</sup> STREET, N.W. ON 5/7/18 AT 6:30 PM TO CONSIDER A PROPOSAL FOR

DC Code § 1-203 (b) (1) (A) - The Zoning Commission shall be composed of 15 members, 10 of whom shall be appointed by the Mayor and 5 of whom shall be appointed by the Council. The Mayor shall appoint 5 members and the Council shall appoint 10 members. The Mayor shall appoint 5 members and the Council shall appoint 10 members. The Mayor shall appoint 5 members and the Council shall appoint 10 members. The Mayor shall appoint 5 members and the Council shall appoint 10 members.

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PLEASE CONTACT THE OFFICE OF ZONING AT  
441 4<sup>TH</sup> STREET, N.W., SUITE 200-S, 210-S  
WASHINGTON, DC 20007  
(202) 727-8311 • (202) 727-6974 • fax  
website: [www.dco.dc.gov](http://www.dco.dc.gov) • e-mail: [dczinc@dco.dc.gov](mailto:dczinc@dco.dc.gov)

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THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4<sup>TH</sup> STREET, N.W. ON 5/7/18 AT 6:30 pm TO CONSIDER A PROPOSAL FOR

Z.C. CASE NO. 17-19 (The Warrenton Group - Consolidated PUD & Related Map Amendment @ Square 1971, Lots 1, 64, 65, and 75)  
**ZONING CASE OF INTEREST TO A.M.C.**

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 Amendment from the M-1.3 Zone District to the M-1.3 Zone District for the above-referenced property. The subject property consists of approximately 81,910 square feet of land area and is located at the southeast corner of the intersection of Manassas Highway and Division Avenue, N.W. ("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 protesting statement with the Commission on January 11, 2018.  
The Applicant proposes to undertake the Property as mixed-use development on two parcels. Parcel 1 consists of approximately 71,281 square feet of land, and will be improved with a building containing approximately 16,000 square feet of retail at the ground level, approximately 170,000 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 1.47 floor area ratio ("FAR"). Parcel 2 consists of approximately 10,629 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 1.5 to 2.0 car parking spaces. The maximum building height will be 63 feet and the density will be 1.53 FAR.

Of the 183 units proposed for the development, up to 61 will be replacement units for the existing units on the site. The remaining units will be a mix of units reserved for households not occupying 40% of the existing units. The density increase ("MI") 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 Section 2, Chapter 4.

441 4<sup>TH</sup> STREET, N.W. CONTACT THE OFFICE OF ZONING AT  
WASHINGTON, DC 20001  
(202) 727-6311 ♦ (202) 727-6072 - fax  
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