

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS

PENALTY FOR MISUSE



U.S. POSTAGE & METALS



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Kerry Investments, Inc.  
4027 Brandywine Street, NW  
Washington, DC 20016-1862

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RC: 20001271441 \*3731-00773-20-15



**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF RESCHEDULED<sup>1</sup> PUBLIC HEARING**

RECEIVED  
D.C. OFFICE OF ZONING  
2018 OCT 19 PM 12:30

**TIME AND PLACE: Monday, October 29, 2018, @ 6:30 p.m.  
Jerrily R. Kress Memorial Hearing Room  
441 4<sup>th</sup> Street, NW, Suite 220-South  
Washington, D.C. 20001**

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**Dancing Crab Properties, LLC – Consolidated PUD and Related Map Amendment @  
Square 1769**

**THIS CASE IS OF INTEREST TO ANC 3E**

On March 27, 2018, the Office of Zoning received an application from Dancing Crab Properties, LLC (the “Applicant”) for approval of a consolidated planned unit development (“PUD”) and a Zoning Map amendment from the MU-4 Zone District to the MU-5-B Zone District for the above-referenced property. The subject property consists of approximately 6,955 square feet of land area and is located at 4611-4615 41<sup>st</sup> Street, NW (Square 1769, Lots 1-2) (the “Property”).

The Office of Planning submitted its report to the Office of Zoning on June 1, 2018, and the application was set down for a public hearing by the Zoning Commission on June 11, 2018. The Applicant filed its prehearing-submission with the Commission on July 3, 2018.

The Applicant proposes to redevelop the Property with a mixed-use building containing approximately 34,535 square feet of gross floor area, with a density of 5.04 floor area ratio (“FAR”) and a maximum building height of 80 feet. The project would include 41 residential units, a neighborhood-serving restaurant/bar on the ground floor and in the penthouse, and nine parking spaces. The project will dedicate 12% of the residential gross floor area to Inclusionary Zoning (“IZ”) units, which results in two two-bedroom units that will be reserved for households earning up to 60% of the median family income (“MFI”) and the penthouse habitable space, which results in one one-bedroom unit for a household earning up to 50% of the MFI.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR Subtitle Z, Chapter 4.

**How to participate as a witness.**

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most

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<sup>1</sup> This case was previously scheduled for September 27, 2018. The Applicant requested, and the Commission granted, a postponement to October 29, 2018.