

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



ZIP 20001 \$ 000.47⁰
02 4W
0000347718 OCT. 22. 2018

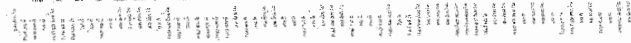
STEVEN E. MYLES
1412 MORRIS ROAD, S.E.
WASHINGTON, D.C. 20020-4411

NEXIE 207 DE 1 0011/14/18

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VAC
20001-2714

BC: 20001271441 *2001-00070-22-44



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

D.C. RECEIVED
OFFICE OF ZONING
2018 NOV 20 PM 2:28

TIME AND PLACE: Thursday, December 13, 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. 18-10 (High Street, LLC - Map Amendment @ Square 5799, Lot 976 [2352-2360 High Street, S.E.]])

THIS CASE IS OF INTEREST TO ANC 8A

On June 27, 2018, the Office of Zoning received a petition from High Street, LLC (“Petitioner”) requesting approval of a Zoning Map amendment to rezone property located at 2352-2360 High Street, S.E. (Square 5799, Lot 976) (“Property”), from the R-3 zone to the RA-2 zone. On September 7, 2018, the Office of Planning submitted a report in support of setting down the petition for a public hearing. At its public meeting of September 17, 2018, the Zoning Commission voted to set down the petition for a public hearing. The Petitioner submitted its prehearing statement on September 21, 2018.

The Property consists of approximately 34,934 square feet of land area and is bounded by a public alley to the east, single family detached homes and a public alley to the south, High Street, S.E. to the west, and a single family detached home to the north. The Property is presently zoned R-3 and is designated as Moderate-Density Residential on the Comprehensive Plan Future Land-Use Map.

The Petitioner seeks a Zoning Map amendment to rezone the Property from the R-3 zone to the RA-2 zone. The purposes of the RA zones are to (i) permit flexibility of design by permitting all types of urban residential development if they conform to the height, density, and area requirements established for these districts; and (ii) permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive residential zones. The maximum density in the RA-2 zone is 1.8 FAR (2.16 as an Inclusionary Zoning development) and the maximum permitted building height is 50 feet with no limit on the number of stories.

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.

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 important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.