

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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WASHINGTON, D.C. 20001

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Steven Gerald III
3865 Halley Terrace SE, Apt. B3
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UNABLE TO FORWARD

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Tanimowo Ali
3860 Halley Terrace SE
Washington DC 20032-2336

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Gary Barnhart
3839 Halley Terrace SE
Washington DC 20032-2337

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Dorothy M. Ngutter
3865 Halley Terrace SE, Apt. 203
Washington DC 20032-2309

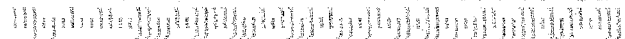
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Jack M. Adams
6411 Livingston Road
Oxon Hill MD 20745-2914

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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

RECEIVED
D.C. OFFICE OF ZONING
2018 DEC 27 PM 12:15

TIME AND PLACE: Thursday, March 7, 2019 @ 6:30 p.m.
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 18-14 (3840 S Capitol LLC and 3848 S Capitol LLC – Consolidated PUD and Related Zoning Map Amendment @ Square 6129, Lots 77 & 819 (3836-3848 S. Capitol St. S.E.)

THIS CASE IS OF INTEREST TO ANCs 8C AND 8D

On August 17, 2018, the Office of Zoning received an application from 3840 S Capitol, LLC and 3848 S Capitol, LLC (collectively, the “Applicant”). The Applicant is requesting approval of a consolidated planned unit development and related Zoning Map amendment for property located at 3836-3848 South Capitol Street, S.E. (Square 6129, Lots 77 and 819). The Office of Planning provided its report on October 12, 2018, and the case was set down for hearing on October 22, 2018. The Applicant provided its prehearing statement on November 21, 2018.

The property that is the subject of this application consists of approximately 39,318 square feet of land area. The property is located along South Capitol Street, S.E. between Halley Terrace and Xenia Street. The property is currently improved with two residential buildings and accessory parking. The property is located in the RA-1 zone. On the Future Land Use Map of the District of Columbia Comprehensive Plan, the majority of the property is located in the Moderate Density Residential land use category, while a small portion of Lot 819 is located in the Mixed-Use Moderate Density Residential/Low Density Commercial land use category.

The Applicant proposes to rezone the property to the RA-2 zone. The Applicant intends to demolish the existing improvements and construct a new residential building with approximately 106 residential units and approximately 17 underground parking spaces. The total gross floor area included in the project will be approximately 100,365 square feet, for a total Floor Area Ratio of approximately 2.55. The project will be constructed to a building height of approximately 51 feet and will have a lot occupancy of approximately 60%.

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