



BEFORE THE BOARD OF ZONING ADJUSTMENT
AND ZONING COMMISSION OF THE DISTRICT OF COLUMBIA



FORM 145 – AFFIDAVIT OF POSTING

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated.

Holland Knight Freda Nobar (Name of person posting the property), being first duly sworn, do hereby depose and say that:

On 3-7-19 (date) at 12:30 (time) I caused (number of notices) 6

Zoning Sign(s) furnished by the Office of Zoning to be posted on private property known as:

3135 and 3201 8th Street NE (address of premises)

In plain view of the public on the following street frontages:

I caused to be taken, 6 (no. of photos) photograph(s), attached hereto, of the Zoning Sign(s) in place which fairly depict each

Zoning Sign as seen by the public. The photographs are numbered and correspond to the following street frontages:

Photograph No.	Street Frontage
<u>1 thru 6</u>	<u>3135 and 3201 8th Street NE.</u>

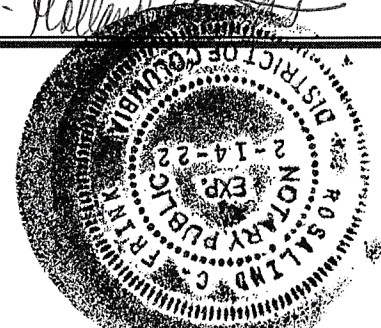
I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22 2405)

Date: 3-7-19 Signature: Freda Nobar - Holland Knight

Subscribed and sworn to before me this 7th (date) day of March (month) 2019 (year)

Rosalind Frink (Signature)
Notary Public, D.C.

My commission expires on: Feb. 14, 2022 (date)



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

CASE NO.

18-21

OF

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON **4-25-19** AT **6:30 PM** TO CONSIDER A PROPOSAL FOR

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

DATE AND PLACE: Thursday, April 25, 2019, at 6:30 p.m.
Joseph B. Ryan Memorial Hearing Room
441 4th Street, N.W., Suite 220-S
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:
Z.C. CASE NO. 18-21 (Shawna R.L. Limited Partnership - 1.5 multifamily residential building) and related zoning and land use matters from the F.M.U. District in the M-1-A District for property located at Square 441, 441 4th Street, N.W., 441 4th Street, N.W., Washington, D.C. 20001

THE OFFICE OF ZONING PLANNING
On October 10, 2018, the Office of Zoning received an application from Shawna R.L. Limited Partnership (the "Applicant") requesting approval of a conceptual zoning and land use plan for the property located at Square 441, 441 4th Street, N.W., 441 4th Street, N.W., Washington, D.C. 20001. The Office of Zoning Planning is currently reviewing the application and will be holding a public hearing on the application at the public hearing. The hearing will be held on Thursday, April 25, 2019.

The Property has a total lot area of 9,000 square feet and is bounded by the Washington Metropolitan Area Transit Authority ("WMATA") tracks to the east and 4th Street, N.W. to the west. The Property is located at the intersection of the 4th Street, N.W. and 441 4th Street, N.W. The Property is zoned as M-1-A (1.5 multifamily residential) under the District of Columbia Zoning Ordinance ("ZCO").

The P.U. includes the construction of one multifamily residential building consisting of a two-story structure with a total of approximately 17 units. The two buildings will include maximum height of the building to be 35 feet, or 10 stories, with a total height of 100 feet. The building will include a parking garage and a bicycle parking area. The building will include a total of 17 units, including 10 parking spaces in a below-grade parking garage that will be shared between the two buildings. The parking garage will also include bicycle storage facilities and a bicycle repair station. A single 10-foot wide bicycle repair station will be shared by the buildings.

This public hearing will be conducted in accordance with the current zoning provisions of the Zoning Ordinance, 11 D.C.M.R. Section 2. Chapter 5.

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT
441 4TH STREET, NW, SUITE 200-S/210-S
WASHINGTON, DC 20001
(202) 727-6311 • (202) 727-6072 - fax
website: www.dcoz.dc.gov • e-mail: dcoz@dc.gov

THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.

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

CASE NO.

18-21

OF

Hanover R.S. Limited Partnership

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON 4/25/19 AT 6:30 pm TO CONSIDER A PROPOSAL FOR

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING
Thursday, April 25, 2019, at 6:30 p.m.
Avery R. Kraus Memorial Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:
Z.C. CASE NO. 18-21 (Hanover R.S. Limited Partnership - Consolidated PUD & Related Map Amendment @ Square 2835, Lot 856 and Square 2837, Lot 15 (1125 and 2201 8th St. N.E.))

THIS CASE IS OF INTEREST TO AUC/SE

On October 30, 2018, the Office of Zoning received an application from Hanover R.S. Limited Partnership (the "Applicant") requesting approval of a consolidated planned unit development ("PUD") and related zoning map amendment from the PDR-3 District in the ML-4 District for property located at Square 2835, Lot 856 and Square 2837, Lot 15 (the "Property"). The Office of Planning submitted a report to the Zoning Commission dated December 7, 2018. At its December 17, 2018, public meeting, the Zoning Commission voted to set down the application for a public hearing. The Applicant provided to the hearing materials on February 23, 2019.

The Property has a total land area of 90,293 square feet and is bounded by the Washington Metropolitan Area Transit Authority ("METRO") tracks to the east and 8th Street, N.E. to the southwest of the Property. The Property is located in Ward 5 and is within the boundaries of Advisory Neighborhood Commission ("ANC") 5E.

The PUD includes the construction of two multi-family residential buildings separated by a landscaped entry plaza, with a total of approximately 377 units. The two buildings will include approximately 225,050 square feet of gross floor area, or 1.6 floor area ratio ("FAR"). The maximum height of the two buildings is 85 feet as measured to the top of the parapet, with pedestrian walkable space and mechanical equipment above. The buildings include setbacks at the 6th street, as recommended by the Brookland-CUA Small Area Plan. The PUD includes approximately 180 parking spaces in a below-grade parking garage that will be shared between the two buildings. The parking garage will also include indoor bicycle storage facilities with parking for approximately 120 bikes. Each building will include one 38-foot loading berth and a related platform. A single 28-foot service-delivery space will be shared by the buildings.

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

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT
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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
PUBLIC HEARING NOTICE
OF A
ZONING PROPOSAL

CASE NO.
18-21

OF
Manover R.S. Limited Partnership

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON **4/25/19** AT **6:30 PM** TO CONSIDER A PROPOSAL FOR

QUESTIONS FOR THE OFFICE OF ZONING
NOTICE OF PUBLIC HEARING

THE OFFICE OF ZONING FOR THE DISTRICT OF COLUMBIA
1100 L STREET, N.W., SUITE 220-S, WASHINGTON, DC 20004
TEL: (202) 727-6311 FAX: (202) 727-6072
WWW.DCOZ.DC.GOV

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT
441 4TH STREET, NW, SUITE 200-S/210-S
WASHINGTON, DC 20001
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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
PUBLIC HEARING NOTICE
OF A
ZONING PROPOSAL

CASE NO.

18-21

OF
Hanover R.S. Limited Partnership

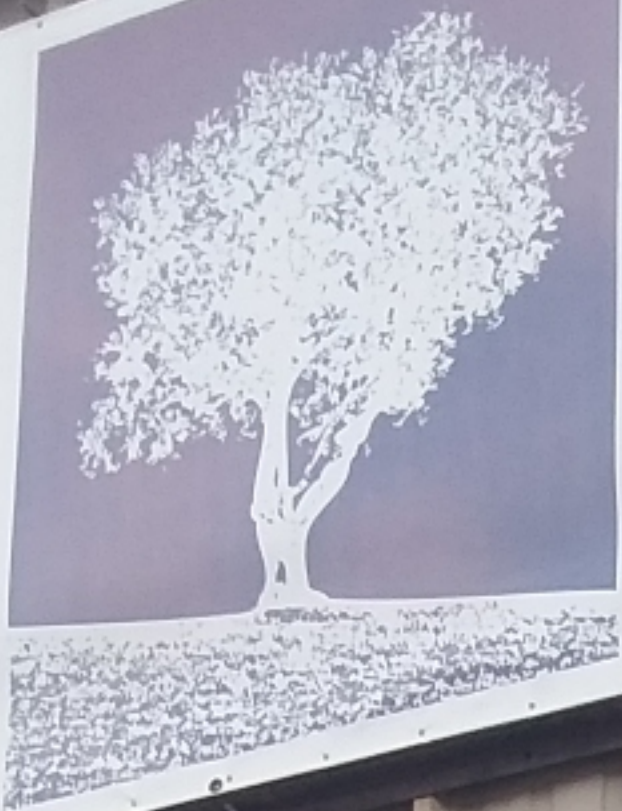
THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON 4/25/19 AT 6:30 PM
TO CONSIDER A PROPOSAL FOR

THE ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
OFFICE OF THE COMMISSIONER
1100 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20004
TEL: (202) 727-6311 FAX: (202) 727-6872
WWW.DCAR.DC.GOV

THE ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
OFFICE OF THE COMMISSIONER
1100 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20004
TEL: (202) 727-6311 FAX: (202) 727-6872
WWW.DCAR.DC.GOV

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441 4TH STREET, N.W., SUITE 200-S/210-S
WASHINGTON, DC 20001
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website: www.dcar.dc.gov • e-mail: dcar@dc.gov

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ABDO

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

CASE NO.
18-21

Hanover R.S. Limited Partnership

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON **4/25/19** AT **6:30 PM** TO CONSIDER A PROPOSAL FOR

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT
441 4TH STREET, NW, SUITE 220-S
WASHINGTON, DC 20001
(202) 725-6311 • (202) 725-6072 • fax
web: www.dco.dc.gov • email: dzon@dc.gov

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cp
Washington Northern Virginia

JCP
Joint Central Planning
Washington, DC & Northern Virginia
Life without limits for people with disabilities

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

CASE NO.

18 - 21

OF

Hanover P.S. Limited Partnership

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON **4/25/19** AT **6:30 pm** TO CONSIDER A PROPOSAL FOR

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING
DATE AND PLACE: Thursday, April 25, 2019, at 6:30 p.m.
Jerrill B. Ryan Memorial Hearing Room
441 4th Street, N.W., Suite 220-S
Washington, D.C. 20001
FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:
E.C. CASE NO. 18-21 (Hanover P.S. Limited Partnership - Combined PUD & Related Map Amendment to Superblock 1801 and Superblock 1802, Lot 18 (1811 and 1811 88 N.W. 1801)

THIS CASE IS OF INTEREST TO ANC'S
On October 30, 2018, the Office of Zoning received an application from Hanover P.S. Limited Partnership ("Applicant") requesting approval of a consolidated planned unit development ("PUD") and related zoning map amendment from the PUD. Located to the east of the property located at Superblock 1801 and Superblock 1802, Lot 18 (1811 88 N.W. 1801). The Office of Planning submitted a report to the Zoning Commission, dated December 7, 2018, at the December 17, 2018, public meeting, the Zoning Commission voted to set aside the application for a public hearing. The Applicant provided public hearing information on February 21, 2019.
The Property has a total lot area of 80,200 square feet and is bounded by the Washington Metropolitan Area Transit Authority ("METRO") tracks to the east and 4th Street, N.E. to the west. Superblock 1801 is located to the southeast of the site, and Superblock 1802 is located to the southwest of the Property. The Property is located in Ward 5 and is within the boundaries of Advisory Neighborhood Commission ("ANC") 5E.
The PUD includes the construction of two multi-story residential buildings, one of which will be developed on a site with a total of approximately 100 units. The two buildings will include approximately 10,000 square feet of ground floor retail or 2.0 floor area ratio ("FAR"). The maximum height of the two buildings is 65 feet as measured to the top of the parapet, with mechanical exhaust stacks and mechanical equipment above. The buildings include parking at the ground level and parking spaces and mechanical equipment above. The PUD includes approximately 60 units, as recommended by the District's Planning and Zoning Commission. The parking spaces will also include bicycle storage facilities and parking for approximately 100 cars. Each building will include one first floor loading dock and a second floor. A single 20-foot service-delivery space will be shared by the buildings.
This public hearing will be conducted in accordance with the standard open participation of the District's public hearing process. For more information, please contact the Office of Zoning at (202) 727-6311.

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