

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING

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WASHINGTON, D.C. 20001

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

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TIME AND PLACE: Thursday, April 25, 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:

Z.C. CASE NO. 18-21 (Hanover R.S. Limited Partnership – Consolidated PUD & Related Map Amendment @ Square 3835, Lot 804 and Square 3832, Lot 15 [3135 and 3201 8th St. N.E.]

THIS CASE IS OF INTEREST TO ANC 5E

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-1 District to the MU-4 District for property located at Square 3835, Lot 804 and Square 3832, 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 its prehearing statement on February 25, 2019.

The Property has a total land area of 90,293 square feet and is bounded by the Washington Metropolitan Area Transit Authority ("WMATA") tracks to the east and 8th Street, N.E. to the west. Kearny Street, N.E. is located to the northwest of the Site, and Irving Street, N.E. 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 multifamily residential buildings separated by a landscaped entry plaza, with a total of approximately 377 units. The two buildings will include approximately 325,050 square feet of gross floor area, or 3.6 floor area ratio ("FAR"). The maximum height of the both buildings is 65 feet as measured to the top of the parapet, with penthouse habitable space and mechanical equipment above. The buildings include setbacks at the 6th story, as recommended by the Brookland-CUA Small Area Plan. The PUD includes approximately 186 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 125 bikes. Each building will include one 30-foot loading berth and a related platform. A single 20-foot service-delivery space will be shared by the buildings.

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