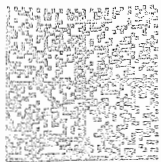


GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE



U.S. POSTAGE PTNEY BOWES  
ZIP 20001 \$ 000.50<sup>0</sup>  
02 4W  
0000347839 JUN 25 2019

Novak 601 LLC  
3050 K Street NW  
Washington DC 20007-5108

ITF

NIXIE 247 05 1 0007/16/19

UNABLE TO FORWARD  
VACANT  
UNABLE TO FORWARD

2000735108 VAC  
20001-1714

EC: 120001271441 #0221-00540-22-47  
[Barcode]

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 PITNEY BOWES



ZIP 20001 \$ 000.50<sup>00</sup>  
02 4W

0000347839 JUN 25 2019

Allegiance 2900 K Street LLC

Wells Fargo/Tax Svc

PO Box 168707

Irving TX 75016-8707

NIXIE

750 FEB 1

0007/15/19

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

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

**TIME AND PLACE:**

**Thursday, September 12, 2019, @ 6:30 p.m.  
Jerrily R. Kress Memorial Hearing Room  
441 4<sup>th</sup> Street, N.W., Suite 220-South  
Washington, D.C. 20001**

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

**CASE NO. 19-08 (Georgetown 29K Acquisition, LLC – Zoning Map Amendment @ Square 1193, Lots 45, 46, & 800-804 [1051-1055 29<sup>th</sup> Street, N.W.]**

**THIS CASE IS OF INTEREST TO ANCs 2A and 2E**

On March 19, 2019, the Office of Zoning received an application from Georgetown 29K Acquisition, LLC (“G29KA”) requesting approval of a Zoning Map amendment for the property known as 1051-1055 29<sup>th</sup> Street, N.W. (Lots 45, 46, and 800-804 in Square 1193) (the “Property”) from the current unzoned status<sup>1</sup> to the MU-13 zone. The Property consists of approximately 86,444 square feet of land area between 29<sup>th</sup> Street, N.W. on the west and Rock Creek on the east, and by the Chesapeake & Ohio Canal on the north and K Street, N.W. on the south.

The MU-13 zone is intended to permit moderate-density mixed-use development generally in the vicinity of the waterfront. The MU-13 zone allows a maximum permitted height of 60 feet (80 feet for Inclusionary Zoning (“IZ”) developments), a maximum FAR of 4.0 (4.8 for IZ developments), and a maximum lot occupancy of 75%.

The Generalized Policy Map in the Comprehensive Plan locates the Property in the Parks – Federal and District-owned category, while the Future Land Use Map identifies the Property for mixed use in the Medium-Density Residential, Moderate-Density Commercial, and Parks, Recreation, and Open Space land use categories.

The Office of Planning submitted its report in support of setting the application down for a public hearing on May 31, 2019. On June 10, 2019, the Commission voted to set down the application for a public hearing as a contested case. G29KA submitted its prehearing statement on June 13, 2019.

The Commission has determined that this public hearing will be conducted in accordance with the contested case provisions of the Zoning Commission’s Rules of Practice and Procedure, Chapter 4 of Subtitle Z of the Zoning Regulations.

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<sup>1</sup> The Property is unzoned as it was owned by the U.S. government, which conveyed it to the Applicant.