

ZC 21-15  
**ZC 21-15**



**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 Hobar* (Name of person posting the property), being first duly sworn, do hereby depose and say that:

On *12-21-21* (date) at *8:45* (time) I caused *2* (number of notices)

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

*614 S Street NW* (address of premises)

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

I caused to be taken, *2* (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
<i>1+2</i>	<i>614 S. Street N.W.</i>

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: *12-21-21* Signature: *Holland+Knight Freda Hobar*

Subscribed and sworn to before me this *21<sup>st</sup>* day of *December 2021*.

*Rosalind Founk* (Signature)  
Notary Public, D.C.

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



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**ZONING COMMISSION**  
**NOTICE OF PUBLIC HEARING**

**APPLICATION NO:** ZC 21-15

**APPLICANT:** 5 Street Village, LLC

**CASE SUMMARY:**

Air Rights     
  Modification     
  Map Amendment  
 Campus Plan (Further Processing)     
  Planned Unit Development     
  Design Review

**ANC:** ANC 6E and ANC 1B

**Public Hearing Date/Time:** Monday, February 7, 2022, @ 4:00 p.m.

**Location:** VIRTUALLY VIA WEBEX (SEE DCOZ.DC.GOV FOR DETAILS)

For more information please contact the District of Columbia Office of Zoning:  
 (202) 727-6311 • website: www.dcoz.dc.gov • e-mail: dcoz@dc.gov

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

**THIS CASE IS OF INTEREST TO ANC 6E AND ANC 1B**

**Find and Review Information**

All interested parties are urged to review the application and all associated documents at least 10 business days prior to the date of the hearing or public hearing. Review the application and all associated documents at the following link: <https://www.dcoz.dc.gov>

**Comments**

Comments on the application should be submitted to the Office of Zoning at least 10 business days prior to the date of the hearing or public hearing. Comments should be submitted to the Office of Zoning at the following link: <https://www.dcoz.dc.gov>

**5 Street Village, LLC (the "Applicant")** filed an application (the "Application") on September 13, 2021, requesting that the Zoning Commission for the District of Columbia (the "Commission") approve an amendment to the Zoning Map for Lots 80, 108, 110, 818, and 811 in Square 442 (the "Property") from the R-1 to R-1-1 zone.

**PROPOSED:** The Property consists of approximately 22,044 square feet of land area in Square 442 along the north side of 5 Street, NW. The Property is located (immediately) to the southeast of the Howard University Memorial Station.

**COMPREHENSIVE PLAN:** The Comprehensive Plan (the "CP") designates the Property in a Neighborhood Employment Area, which applies to neighborhoods with substantial amounts of neighborhood employment jobs, which are development that increase the local economy, enhance urban and public life, and attract contemporary jobs and activities that better serve the needs of existing and future residents. The CP's Future Land Use Map designates the Property for use as a Neighborhood Employment Area. The CP's Future Land Use Map designates the Property for use as a Neighborhood Employment Area. The CP's Future Land Use Map designates the Property for use as a Neighborhood Employment Area. The CP's Future Land Use Map designates the Property for use as a Neighborhood Employment Area.

**EXISTING AND PROPOSED ZONING**

The Property also falls within the area covered by the DCZC - Development Framework for a Central Employment District (the "DCZC"). The DCZC is a development framework that provides a vision for the future of the Central Employment District. The DCZC is a development framework that provides a vision for the future of the Central Employment District.

Property Address	Current Zoning	Proposed Zoning
5 Street Village, LLC	R-1	R-1-1

**NOTICE**

The Office of Zoning (the "Office") has received an application for a public hearing. The Office is providing notice of the public hearing to all interested parties. The public hearing will be held on Monday, February 7, 2022, at 4:00 p.m. The public hearing will be held on Monday, February 7, 2022, at 4:00 p.m.

**AGENDA**

The public hearing will be held on Monday, February 7, 2022, at 4:00 p.m. The public hearing will be held on Monday, February 7, 2022, at 4:00 p.m.

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

**TIME AND PLACE:** Monday, February 7, 2022, @ 4:00 p.m.  
 WebEx or Telephone - Instructions will be provided on the Office of Zoning website by 12:00 noon on the Hearing Date.

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**  
 Z.C. CASE NO. 21-15 (5 Street Village, LLC - Map Amendment from R-1 to R-1-1 in Square 442, Lots 80, 108, 110, 818, & 811)

**VIRTUALLY VIA WEBEX**  
 (SEE [DCOZ.DC.GOV](https://www.dcoz.dc.gov) FOR DETAILS)

# ZONING COMMISSION NOTICE OF PUBLIC HEARING

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APPLICANT: 5 Street Village, LLC

### CASE SUMMARY:

- Air Rights
- Modification
- Map Amendment
- Campus Plan
- Planned Unit Development
- Design Review



To review the record for this case, please visit the Interactive Zoning Information System (IZIS) at [www.dcoz.dc.gov](http://www.dcoz.dc.gov).

ANC: ANC 6E + ANC 1B

Public Hearing  
Date/Time: Monday, October 1, 2015, 6:00 PM

Location: VIRTUALLY VIA WEBEX (SEE DCOZ.DC.GOV FOR DETAILS)

For more information please contact the District of Columbia Office of Zoning:  
(202) 727-6311 • website: [www.dcoz.dc.gov](http://www.dcoz.dc.gov) • e-mail: [dcoz@dc.gov](mailto:dcoz@dc.gov)

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