

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

TIME AND PLACE: **Monday, May 5, 2022 @ 4:00 p.m.**
WebEx or Telephone – Instructions will be provided
On the Office of Zoning website by Noon on the
Hearing Date

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. CASE NO. 21-18 (Dance Loft Ventures, LLC – Application for a Consolidated PUD and Map Amendment @ Square 2704, Lots 64, 815, 819, 821, 823, 828, and 830-833)

THIS CASE IS OF INTEREST TO ANC 4C**Oral and Written Testimony**

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ's website at <https://dcoz.dc.gov/service/sign-testify> OR **on the day of the hearing**, call 202-727-0789 to sign up to testify – see below: *How to participate as a witness – oral statements.*
- All written comments and/or testimony **must be submitted to the record at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements.*

Dance Loft Ventures, LLC (“Applicant”) filed an application on October 26, 2021 requesting the Zoning Commission for the District of Columbia (“Commission”) approve a consolidated Planned Unit Development and amendment of the Zoning Map from the MU-3A zone to the MU-5A zone (collectively, the “PUD Application”) pursuant to Subtitle X, Chapter 3 and Subtitle Z § 300 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, “Zoning Regulations of 2016,” to which all subsequent references herein are made unless otherwise specified) for Lots 64, 815, 819, 821, 823, 828, 830, 831, 832, and 833 in Square 2704, which have addresses of 4608-4618 4th Street, N.W. (the “Property”).

The Property consists of approximately 29,960 square feet in the District’s Northwest quadrant and is generally bounded by 14th Street, N.W., to the east, an alley system to the west, south, and north, and private property to the north along 14th Street, N.W. The Zoning Map amendment that is part of the PUD Application seeks to rezone the Property to the MU-5A zone.

Pursuant to the PUD Application, the Applicant proposes a project consisting of (i) approximately 101 rental multifamily residential units ($\pm 10\%$), of which approximately 24 will contain three (3) bedrooms and approximately 66 will be affordable at a mix of 30%, 50%, and 60% of Median Family Income (“MFI”); (ii) common area amenity space (gym, conference, meeting space); (iii) approximately 11,277 square feet of gross floor area on the ground floor and mezzanine above for a non-profit performing arts organization; (iv) approximately 1,888 square feet for ground level retail/commercial uses; (v) approximately 40 parking spaces in an enclosed garage; and (vi) indoor secured bicycle parking and street bicycle parking.

The Office of Planning filed a report dated December 6, 2021, recommending that the Commission set the PUD Application down for a public hearing. At a public meeting on December 16, 2021,