

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



US POSTAGE<sup>SM</sup> PITNEY BOWES



ZIP 20001 \$ 000.53<sup>0</sup>

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1210 TAVERN ON H STREET LLC

C/O GREG NICKLAS

13185 MEEKS POINT LN

WORTON MD 21678-1402

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BLUNDON, JOSEPH A  
ADDRESS UNKNOWN



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ZIP 20001 \$ 000.53<sup>0</sup>  
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OFFICIAL BUSINESS  
PENALTY FOR MISUSE

RETURN TO SENDER  
NOT AT THIS ADDRESS



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Otten, Travis T  
4200 Wisconsin Ave NW  
Ste 106  
Washington, DC

20016-2143

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

**TIME AND PLACE:**

**Monday, July 25, 2022, @ 4:00 p.m.**

**WebEx or Telephone – Instructions will be provided on  
the OZ website by Noon of the Hearing Date**

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

**CASE NO. 22-03 (WCP 1207 H Street LLC – Zoning Map Amendment @ 1207 H Street NE  
[Square 1004, Lot 342])**

**THIS CASE IS OF INTEREST TO ANC 6A**

**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> – see below: *How to participate as a witness – oral statements*. **On the day of the hearing**, call 202-727-0789 to sign up to testify.
- 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*.

On January 14, 2022, the Zoning Commission (the “Commission”) received an application from WCP 1207 H Street, LLC (the “Applicant”) requesting approval of a Zoning Map amendment (the “Application”) for property located at 1207 H Street, N.E., comprised of Lot 342 in Square 1004 (the “Property”). The Office of Planning submitted its report in support of setting the application down for a public hearing on March 18, 2022. On March 31, 2022, the Commission voted to set down the application for a public hearing as a contested case. On April 8, 2022, the Applicant submitted a letter requesting a public hearing.

The Property consists of approximately 33,435 square feet of land area and is located on the H Street corridor in the Northeast quadrant of D.C. in Ward 6. The Property is bounded by H Street to the north, 12<sup>th</sup> Street to the west, a public alley to the south, and private property to the east. The Property is currently located in the NC-14 zone. The Property is located in the Mixed-Use: Medium Density Residential and Medium-Density Commercial land use category on the Future Land Use Map of the District of Columbia Comprehensive Plan.

The Applicant seeks to rezone the Property to the NC-15 zone, which is consistent with the Comprehensive Plan's Future Land Use Map designation. Under NC-15 zoning, a mixed-use or residential project on the Property would be permitted a height of 70 feet and a floor area ratio (“FAR”) of 4.8. With the map amendment to the NC-15 zone, the Applicant intends to redevelop the Property, which is currently improved with a one-story AutoZone retail establishment and large surface parking lot, with a mixed-use project that would be subject to enhanced Inclusionary Zoning (“IZ+”) pursuant to the Application. Under the IZ+ requirements, any future development would be required to set aside up to 20% of its residential floor area as affordable.