

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA**  
**NOTICE OF FILING**  
**Z.C. Case No. 22-04**  
**Hanover R.S. Limited Partnership**  
**(Consolidated PUD & Related Map Amendment for Property Located @ Square**  
**3841, Lots 38, 825, 829, & 832-834; & Square 3846, Lots 82, 846, 856, & 859)**  
**January 27, 2022**

**THIS CASE IS OF INTEREST TO ANC 5B**

On January 21, 2022, the Office of Zoning received an application from Hanover R.S. Limited Partnership (the “Applicant”) for approval of a consolidated planned unit development (“PUD”) and related map amendment for the above-referenced property.

The subject property is located in northeast Washington, D.C. (Ward 5) at 3135 and 3201 8th Street, N.E. The property consists of Square 3841, Lots 38, 825, 829, and 832-834 and Square 3846, Lots 82, 846, 856, and 859 in northeast Washington, D.C. (Ward 5) and is currently zoned PDR-2. The Applicant is proposing, for the purposes of this project, to rezone the western and southern portion of the PUD Site (Lots 82, 825, 832, 846, and 856, as well as the closed public street and closed public alleys) to the MU-6A zone and the northeastern corner of the PUD Site (Lots 38, 829, 833, and 834, as well as the closed public alleys) to the MU-4 zone. The Applicant proposes to construct a mixed-use development in two phases with Reed Street (Alley) being realigned to bisect the overall project and extend to Franklin Street. The overall project will provide approximately 723 new residential units between two phases with approximately 18,000 square feet of ground floor PDR/makerspace. The Applicant proposes to include an affordable housing proffer (15% of the total residential gross floor area ("GFA")) at varying levels of affordability. The Applicant also proposes approximately 185 parking spaces in the Phase I Building, and approximately 98 parking spaces in the Phase II-B Building.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.