

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  
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BOUNDARY 900 RI AVE LLC  
4445 WILLARD AVENUE, SUITE 400  
CHEVY CHASE, MD 20815-4641

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

**TIME AND PLACE:**

**Thursday, July 21, 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. 22-04 (Hanover R.S. Limited Partnership – Consolidated PUD & Related Map Amendment from the PDR-2 Zones to the MU-4 & MU-6 Zones, Reed & Franklin Streets, N.E. (Sq. 3841, Lots 38, 825, 829, & 832-834; & Sq. 3846, Lots 82, 846, 856, & 859)**

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

**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*.

Hanover R.S. Limited Partnership (the “Applicant”) filed an application (the “Application”) on January 21, 2022, requesting that the Zoning Commission for the District of Columbia (the “Commission”) approve a consolidated planned unit development (“PUD”) and a related Zoning Map amendment from the PDR-2 to the MU-4 and MU-6A zones.

**PROPERTY**

The property that is the subject of this application includes Lot 82, 846, 856, and 859 in Square 3846, and Lots 38, 825, 829, 832, 833, and 834 in Square 3841 (collectively, the “PUD Site”). The PUD Site has a total land area of approximately 156,361 square feet. The PUD Site is located on the south side of Franklin Street, N.E., bounded by the Washington Metropolitan Area Transit Authority tracks to the west and a north-south public alley on the east (which is located to the west of 10<sup>th</sup> Street, N.E.). Several alleys traverse through the PUD Site. The PUD site is located in the southeastern side of the Brookland neighborhood and is generally surrounded by a mix of residential and non-residential uses.

**PROPOSED PROJECT**

The Applicant proposes to construct a mixed-use development in two phases with Reed Street (Alley)<sup>1</sup> being realigned<sup>2</sup> to bifurcate the overall project and to extend to Franklin Street. The development would consist of two buildings with three massings. “Phase I” at the southern end of

<sup>1</sup> This portion of Reed Street, N.E. has been and will continue to be a public alley, although it will be improved to street standards as approved by the District of Department Transportation (“DDOT”).

<sup>2</sup> The Applicant has an application pending with the Office of the Surveyor that seeks to close portions of the alley system in Square 3841 and 3846 as well as a 10-foot portion of the south side of Franklin Street. This application also includes dedications of land to effectuate the proposed realignment of Reed Street.