



**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 9:45 (date) at 7-21-22 (time) I caused 3 (number of notices)

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

800 - 9th ST SW (address of premises)

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

I caused to be taken, 3 (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
<u>1</u>	<u>800 9th street SW</u>
<u>2.</u>	<u>Maine Ave SW</u>
<u>3</u>	<u>9th street SW</u>

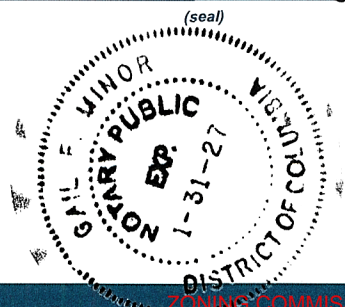
I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22 2405)

Date: 7-21-22 Signature: Freda Hobar Holland & Knight

Subscribed and sworn to before me this 21 (date) day of July (month), 2022 (year)

Gail F. Minor (Signature)

GAIL F. MINOR
Notary Public, D. NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires January 31, 2027
(date)



My commission expires on:

8000

ZONING COMMISSION

NOTICE OF PUBLIC HEARING

APPLICATION NO: ZC 22-06

APPLICANT: _____

CASE SUMMARY:

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

ANC: ANC 6D

Public Hearing
Date/Time: _____

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.

ZONING COMMISSION NOTICE OF PUBLIC HEARING

APPLICATION NO: **ZC 22-06**

APPLICANT: FOR THE PURPOSES OF CONSIDERING THE FOLLOWING:
S.C. CASE NO. 22-06 (DC) Metro Ave SW, PVI, LLC - Conditional Planned Unit Development & Related Map Amendment from the M-103 Zone to the M-1-A1 Zone, SW Metro Avenue, N.W. (Square 296, Lot 31)

CASE SUMMARY:

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

COMMISSIONER'S PLAN
The Commission's Plan for the Conditional Plan PVI, LLC...
The Commission's Plan for the Conditional Plan PVI, LLC...
The Commission's Plan for the Conditional Plan PVI, LLC...

ANC: **ANC 6 D**

Public Hearing Date/Time: ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING
TIME AND PLACE: Thursday, October 6, 2022, at 4:00 p.m.
Via Webex: <https://dcoz.dc.gov/webex>
Via Telephone: 1-800-452-6263
Via Text: 202-727-6311
Via Email: dcoz@dc.gov
Via Sign: <https://dcoz.dc.gov/sign>

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

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ZONING COMMISSION

NOTICE OF PUBLIC HEARING

APPLICATION NO:

ZC 22-06

APPLICANT:

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. CASE NO. 22-06 (801 Maine Ave SW PJV, LLC - Consolidated Planned Unit Development & Related Map Amendment from the MU-12 Zone to the MU-9A Zone, 899 Maine Avenue, S.W. (Square 390, Lot 53))

CASE SUMMARY:

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

THIS CASE IS OF INTEREST TO ANC 6 D

801 Maine Ave SW PJV, LLC (the "Applicant") filed an application (the "Application") on February 11, 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 MU-12 to the MU-9A zone.

PROPERTY

The subject property is located in the southwest quadrant of the District and is known as Lot 53 in Square 390 (the "PUD Site"). The PUD Site is an irregularly shaped parcel of approximately 33,363 square feet of land area (1.22 acres). The PUD Site is generally bounded by O Street on the north, Maine Avenue to the south, and an unnamed alley on the west. The PUD Site's immediate surroundings include Benjamin Franklin Park to the west, Thomas Jefferson Middle School to the south, and the PUD Site is currently improved with an office building with an underground parking garage.

PROPOSED PROJECT

The Applicant proposes to rezone the PUD Site with a mixed-use building consisting of approximately 454,243 square feet of gross floor area ("GFA") devoted to residential and retail uses (the "Project"). The overall Project is proposed to have a floor area ratio ("FAR") of 7.32 and a proposed maximum height of 90 feet at O Street and 130 feet along Maine Avenue. The Project is to be an office for affordable housing for households with incomes not exceeding 60% of the area median income ("AMI"). Approximately 24,000 square feet of GFA is proposed to be devoted to office space.

EXISTING ZONING

The PUD Site is currently zoned MU-12, which is intended to permit moderate-density mixed-use development generally in the vicinity of the waterfront. (11-02 DCMR § 390.3.) The maximum permitted building height in the MU-12 zone is 2.5 FAR, with up to 1.0 FAR for discretionary Zoning maximum permitted building height in the MU-12 zone is 45 feet, with up to 50 feet for 1.0 FAR. (11-02 DCMR § 303.1.)

The Applicant proposes to rezone the PUD Site to the MU-9A zone. The MU-9A zone is specifically intended to (A) permit high-density mixed-use development including office, retail, Central Employment Area, an aerial transit, an airport transit, an airport transit, and an airport transit stop; (11-02 DCMR § 400.8.) For a PUD, the MU-9A zone permits a maximum FAR of 9.56, (11-02 DCMR § 303.2, 303.4, and 303.7.)

COMPREHENSIVE PLAN

The Comprehensive Plan ("CP") designates the PUD Site as an existing scale, mixed-use, and transit-oriented development ("OTD") area, which is compatible with the Land Use Map ("LUM") and CP policies. The LUM designates the PUD Site as Medium Density Commercial, where retail, office, and service businesses are the predominant uses, although residential uses are allowed.

NEEDS

The Office of Planning ("OP") filed a report dated April 18, 2022, marked as Exhibit 17 to the case record, recommending that the Commission approve the Application for a public hearing. On April 28, 2022, public meeting the Commission voted to set aside the Application for a public hearing as a consolidated case.

The Applicant submitted its preliminary submission on June 4, 2022.

The complete record in this case, including the Applicant's filings and the CP Section Report, can be viewed online at the Office of Zoning website, through the Interactive Zoning Information System (IZIS), at <https://www.dcoz.dc.gov/CaseRecords/CaseRecords.aspx?CaseId=22-06>.

The virtual public hearing will be conducted in accordance with the proposed case provisions of all references are made unless otherwise specified as well as the text adopted by the Commission published in the D.C. Register on October 10, 2021.

To review this case, please visit the Interactive Zoning Information System (IZIS) at www.dcoz.dc.gov.

ANC:

ANC 6 D

Public Hearing Date/Time:

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

TIME AND PLACE: Thursday, October 6, 2022, @ 4:00 p.m.
Via Webex: <https://meet.dcoz.dc.gov/ZC22-06> (to participate & watch)
Via Telephone: 1-800-479-1328 Access code: 2300 197 6021
(audio participation & listen)
Via YouTube: <https://www.youtube.com/watch?v=ZC0206Zoning> (to watch)
Instructions: <https://www.dcoz.dc.gov/IZIS/publichearing>
Witness Sign Up: <https://www.dcoz.dc.gov/witness-sign-up>

Location:

VIRTUALLY VIA WEBEX
(SEE DCOZ.DC.GOV FOR
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