

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
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**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://dcoz.dc.gov/ZC22-06> (to participate & watch)
Via Telephone: 1-650-479-3208 **Access code:** 2300 197 6021
(audio participation & listen)
Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning> (to watch)
Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>
Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

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)

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 statement*. **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*.

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THIS CASE IS OF INTEREST TO ANC 6D

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 a triangular shaped parcel of approximately 53,363 square feet of land area (1.23 acres ±). The PUD Site is generally bounded by G Street on the north, Maine Avenue to the south, and 9th Street on the west. The PUD Site's immediate surroundings include Benjamin Banneker Park to the west, Thomas Jefferson Middle School Academy and Jefferson Field to the east, a townhouse community to the north and The Wharf to the south. The PUD Site is currently improved with an office building with an underground public parking garage.

PROPOSED PROJECT

The Applicant proposes to redevelop 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