

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

CAPITAL DISTRICT

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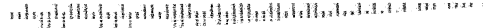
BENNING RESIDENTIAL LLC  
4414 BENNING RD NE  
WASHINGTON DC 20019-4555

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

**TIME AND PLACE:** Monday, May 16, 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. 22-08 (NRP Properties, LLC – Design Review @ Square 5085, Lots 40 and 61)**

**THIS CASE IS OF INTEREST TO ANC 7D**

**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>. **On the day of the hearing**, call 202-727-0789 to sign up to testify. See below: *How to participate as a witness – oral statements*.
- 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 February 14, 2022, the Office of Zoning received an application from NRP Properties, LLC (the “Applicant”) for voluntary design review (the “Application”) by the Zoning Commission for the District of Columbia (“Commission”). The Applicant is requesting approval by the Commission pursuant to Subtitle X, Chapter 6 for a new residential development (the “Project”) at 4401-4435 Benning Road, N.E. (Square 5085, Lots 40 and 61) (the “Property”).

The Property is comprised of two lots totaling 25,925 sq. ft. of land area. The Property is an interior lot with frontage on Benning Road, N.E. and a 20-foot-wide unimproved alley to the rear. Lot 61 is improved with a one-story building that is currently vacant, but was most recently used as a dental office. Lot 40 is unimproved and open green area. The Benning Road Metrorail Station is one-half block from the Property. The Property is located in the MU-7B zone.

The Applicant proposes to subdivide the two existing lots, raze the office building and construct a new, 9-story plus penthouse, all residential building at the Property. The Project will have approximately 109 dwelling units, all of which will be affordable. Overall, the Project proposes 117,114 sq. ft. of gross floor area with an FAR of 4.51, a building height of 93’6” and lot occupancy of 50%. The Project will provide 13 parking spaces, a loading berth and platform and a service-delivery space as well as 46 long-term bicycle spaces and 5 short-term bicycle spaces.

As part of the Application, the Applicant seeks flexibility from the standards for building height and rear yard pursuant to Subtitle X § 603.1. The Applicant also requests special exception relief from the requirements for vehicular parking as permitted under Subtitle X § 603.4.

This public hearing will be conducted in accordance with the contested case provisions of the in Subtitle Z, Chapter 4 of the Zoning Regulations (Title 11, Zoning Regulations of 2016 in the D.C. Municipal Regulations), which includes the text provided in the Notice of Emergency and