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

TIME AND PLACE: **Monday, December 19, 2022, @ 4:00 p.m.**
Via WebEx: <https://dcoz.dc.gov/ZC22-22> (to participate & watch)
Via Telephone: 1-650-479-3208 Access code: 2313 847 9191 (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. 22-22 (Preservation DC L&6, LLC– Zoning Map Amendment at 1100 6th Street, N.W. [Square 449, Lot 64])

THIS CASE IS OF INTEREST TO ANC 6E

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 the link indicated above. Also, 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*

On May 6, 2022, the Zoning Commission (“Commission”) received an application from Preservation DC L&6, LLC (“Applicant”) requesting approval of a Zoning Map amendment (“Application”) from the RA-2 zone to the MU-8A zone for property located at 1100 6th Street, N.W., comprised of Lot 64 in Square 449 (“Property”).

The Property, which contains approximately 8,586 square feet of land area, is a corner lot bounded by 6th Street, N.W. to the east and L Street, N.W. to the south. To the west of the Property is a small commercial property. Abutting the Property to the north is a small condo building. The Property is located in the Mount Vernon Square Historic District and approximately 0.2 miles from the Mt. Vernon Metrorail Station. The Property is improved with a historic 3-story brick building that includes a commercial space on the first floor. The Property was most recently used for commercial purposes and previous attempts to redevelop the Property have failed. Most notably, an approved Planned Unit Development (Z.C. Case No. 06-28) that expired in 2012.

The Property is designated as Mixed-Use Medium-Density Residential and Medium Density Commercial on the Future Land Use Map (FLUM) and as a Neighborhood Conservation Area on the Generalized Policy Map (GPM).