

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001
OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE TM PITNEY BOWES



ZIP 20001 \$ 000.64⁰
02 7W
0008031164 MAY 28 2024

CHAVIOUS, KRISTAN
3830 LIGHTFOOT ST # 226
CHANTILLY VA 20151-3018

NIXIE 231 FE 1 0006/09/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

2015133018 R014 F
20001>2714

BC: 20001271441 *0131-02856-28-42



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

TIME AND PLACE: **Monday, July 29, 2024, @ 4:00 p.m.**
Via WebEx: <https://dcoz.dc.gov/ZC24-03> (to participate & watch)
Via Telephone: 1-650-479-3208 Access code: 2312 479 3471 (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:

CASE NO. 24-03 (Good Hope Road, LLC – Zoning Map Amendment @ Square 5765, Lot 1015)

THIS CASE IS OF INTEREST TO ANC 8A

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 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 February 1, 2024, the Zoning Commission (the “Commission”) received an application from Good Hope Road, LLC (the “Applicant”) requesting approval of a Zoning Map amendment (the “Application”) for a property in the Southeast quadrant of Washington, D.C located at 1603 Marion Barry Avenue, S.E. (formerly Good Hope Road, S.E.) (Square 5765, Lot 1015) (the “Property”).

The Property is located in Ward 8 and is bounded by Marion Barry Avenue, S.E. (formerly Good Hope Road, S.E.) to the north, 16th Street, S.E. to the west, an alley and low-density residential development to the south, and surface parking lots to the east. The Property contains approximately 10,248 square feet of land area. The Property is improved with a one-story commercial building that is currently vacant and accessory parking. The Property is designated Moderate Density Commercial on the Comprehensive Plan’s Future Land Use Map and within a Main Street Mixed Use Corridor on the Comprehensive Plan’s Generalized Policy Map. The Property is currently located in the MU4 zone.

The Applicant seeks to rezone the Property to the MU-7A zone. The MU-7A zone would allow development with a maximum height of 65 feet and a maximum floor-area-ratio (“FAR”) of 4.0 (4.8 FAR with Inclusionary Zoning; maximum 1.0 FAR non-residential) at the Property.

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov.