

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Zoning Commission



November 23, 2016

ANC 3E  
c/o Lisner-Louise-Dickson-Hurt Home  
Suite 219  
5425 Western Avenue, N.W.  
Washington, D.C. 20015

Commissioner Jonathan Bender  
ANC/SMD 3E03  
4411 Fessenden Street N.W.  
Washington, D.C. 20016

**Re: Z.C. Case No. 16-26 (Wisconsin Owner, LLC – Consolidated PUD and Relate Map Amendment @ Square 1732)**

Dear ANC Chair & ANC/SMD Commissioner:

Pursuant to D.C. Official Code § 1-309.10(b), the Zoning Commission for the District of Columbia hereby gives you notice of the receipt of an application from Wisconsin Owner, LLC (the “Applicant”) for approval of a consolidated PUD and related map amendment to property located in the northwest quadrant of the District at 4620 Wisconsin Avenue, N.W., also known as Square 1732, Lots 45 and 49. Please note that this case was filed electronically through the Interactive Zoning Information System (“IZIS”). You can access and file your report for this case through IZIS at <http://app.dcoz.dc.gov>.

Pursuant to Subtitle Z § 400.7, the ANC has the opportunity to file the attached Form 130 – ANC Setdown Report to provide feedback on whether or not the Zoning Commission should set down the case for public hearing. You have 30 days to file the ANC Setdown Form from the date the application was referred (Subtitle Z § 400.8).

Further, you will also receive notice of the hearing date at least 40 calendar days in advance. Pursuant to Subtitle Z § 406.3, if your ANC wishes to participate in the hearing, then its written report must be received at least seven days in advance of the public hearing. The report must contain the information required by Subtitle Z § 406.2, which is included at the bottom of this letter. That information is also included in Form 129 – Advisory Neighborhood Commission (ANC) Report, which is attached for your convenience and is the preferred mechanism to complete your report. Any written report received prior to the date of a Commission meeting to consider final action will be given “great weight.”

Pursuant to D.C. Official Code § 1-309.10(d)(2), the Zoning Commission must wait 30 days, excluding Saturdays, Sundays, and holidays before it can make its decision on this application. However, as a practical matter, the Commission cannot make a decision that soon, because it must first hold a public hearing and, for those cases that require proposed action to be taken, the National Capitol Planning Commission is thereafter given thirty days to review the application.

Great weight does not mean that the Zoning Commission must defer to an ANC’s view, but instead requires acknowledgement of the ANC as the source of the recommendations and explicit reference to each of the ANC’s issues and concerns. It is therefore important that the written report not only indicate whether the ANC supports or opposes the application, but that it also identify each issue and concern that led to the recommendation made.

If your ANC has not received a courtesy copy of the application from the Applicant, please notify us so we can assist you in obtaining a copy. If you have any questions, please do not hesitate to contact me at (202) 727-6311.

Sincerely,



Sharon S. Schellin  
Secretary to the Zoning Commission  
Attachment

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**Subtitle Z § 406.2**

- 406.2      The Commission shall give "great weight" to the written report of the ANC, pursuant to § 3 of the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000, as amended, that is received at any time prior to the date of a Commission meeting to consider final action including any continuation thereof on the application. All written reports shall contain the following:
- (a) The case name and number;
  - (b) The date the public meeting of the ANC to consider the application occurred;
  - (c) A statement that proper notice of that public meeting was given by the ANC;
  - (d) The number of members of the ANC that constitute a quorum and the number of members present at the public meeting;
  - (e) The issues and concerns of the ANC about the application, as related to the standards against which the application shall be judged;
  - (f) The recommendation, if any, of the ANC as to the disposition of the application;
  - (g) The outcome of the vote on the motion to adopt the report to the Commission;
  - (h) The name of the person who is authorized by the ANC to present the report; and

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA**  
**NOTICE OF FILING**  
**Z.C. Case No. 16-26**  
**(Wisconsin Owner, LLC – Consolidated PUD and Related Map Amendment @**  
**Square 1732)**  
**November 23, 2016**

**THIS CASE IS OF INTEREST TO ANC 3E**

On November 21, 2016, the Office of Zoning received an application Wisconsin Owner, LLC (the “Applicant”) for approval of a consolidated planned unit development (“PUD”) and related map amendment for the above-referenced property.

The property that is the subject of this application consists of Lots 45 and 49 in Square 1732 in northwest Washington, D.C. (Ward 3), on property located at 4620 Wisconsin Avenue. The property is currently zoned MU-4. The Applicant is proposing a PUD-related map amendment to rezone the property, for the purposes of this project, to MU-7.

The Applicant proposes to construct a mixed-use development of ground-floor retail and upper-floor residential uses. The building will contain approximately 130-140 residential units and 12,119 square feet of ground-floor retail use. The project will have a maximum height of 90 feet and a maximum density of 5.67 floor area ratio (“FAR”), and it will include 74 parking spaces. The project will also have 50% of its inclusionary zoning (“IZ”) units affordable at the 50% AMI level and will be certified LEED-Gold.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.