

ALCOHOLIC BEVERAGE REGULATION ADMINISTRATION
941 NORTH CAPITOL ST., NE, 7TH FLOOR, SUITE 7200
WASHINGTON, DC 20002
(202) 442-4423

POSTING DATE: MARCH 17, 2006
PETITION DATE: MAY 1, 2006
HEARING DATE: MAY 17, 2006

LICENSE#: 72529
LICENSEE: VENTNOR GROUP, LLC
TRADE NAME: VENTNOR SPORTS CAFE
LICENSE CLASS: RETAILER'S "C" RESTAURANT
ADDRESS: 2411 - 18TH ST., NW

WARD 1 ANC 1C07

NOTICE IS HEREBY GIVEN THAT THIS LICENSEE HAS APPLIED FOR SUBSTANTIAL CHANGE TO HIS LICENSE UNDER THE D.C. ALCOHOLIC BEVERAGE CONTROL ACT AND THAT THE OBJECTORS ARE ENTITLED TO BE HEARD BEFORE THE GRANTING OF SUCH ON THE HEARING DATE AT 10:00 A.M., 7TH FLOOR, SUITE 7200, 941 NORTH CAPITOL ST., N.E. PETITION AND/OR REQUEST TO APPEAR BEFORE THE BOARD MUST BE FILED ON OR BEFORE THE PETITION DATE.

LICENSEE REQUEST TO CHANGE THE LICENSE CLASS FROM A RETAILER'S "C" RESTAURANT TO A RETAILER'S "C" TAVERN.

CORRECTION*

**ALCOHOLIC BEVERAGE REGULATION ADMINISTRATION
941 NORTH CAPITOL ST., NE, 7TH FLOOR, SUITE 7200
WASHINGTON, DC 20002
(202) 442-4423**

**POSTING DATE: MARCH 10, 2006
PETITION DATE: APRIL 24, 2006
HEARING DATE: MAY 10, 2006**

**LICENSE#: 74788
LICENSEE: THE MAVERICK GROUP, LLC
TRADE NAME: DC WINES
LICENSE CLASS: WHOLESALE "B"
ADDRESS: 1701 FLORDIA AVE., NW**

WARD 1 ANC 1C07

**NOTICE IS HEREBY GIVEN THAT THIS APPLICANT HAS APPLIED FOR A LICENSE UNDER THE D.C. ALCOHOLIC BEVERAGE CONTROL ACT AND THAT THE OBJECTORS ARE ENTITLED TO BE HEARD BEFORE THE GRANTING OF SUCH LICENSE ON THE HEARING DATE AT 10:00 A.M., 7TH FLOOR, SUITE 7200, 941 NORTH CAPITOL ST., N.E.
PETITION AND/OR REQUEST TO APPEAR BEFORE THE BOARD MUST BE FILED ON OR BEFORE THE PETITION DATE.**

NATURE OF OPERATION

NEW WHOLESALE CLASS "B" 100 SQUARE FEET OF STORAGE SPACE AT THIS ADDRESS (1701 FLORIDA AVENUE) WILL BE USED FOR DC WINE'S STORAGE.

***HOURS OF OPERATION**

MONDAY THROUGH SATURDAY 8:00AM – 4:30PM

SALE, SERVICE OR CONSUMPTION OF ALCOHOLIC BEVERAGES

MONDAY THROUGH SATURDAY 8:00AM – 4:30PM

**D.C. Board of Education
Announces a Public Hearing on
The Master Education Plan
Tuesday, April 4, 2006
2:00 p.m. – 5:00 p.m.**

825 North Capitol Street NE
Washington, DC 20002
5th Floor Board Room

The District of Columbia Board of Education will hold a public hearing on the Master Education Plan on Tuesday, April 4, 2006 at 2:00 pm – 5:00 pm at 825 North Capitol Street, in the 5th Floor Board Room. The District of Columbia Board of Education is considering the Superintendent's recommended Master Education Plan which identifies concrete proposals for improving student achievement and addresses the legacy of disinvestment in the children of the District of Columbia. The purpose of the Public Hearing is to solicit public comments on the Master Education Plan.

The District of Columbia Board of Education extends an invitation to the public to testify at the Public Hearing. Those who wish to testify should contact Heather Reynolds at (202) 442-5193 by the close of business, April 3, 2006. Witnesses should bring 10 copies of their written testimony to the Public Hearing. Public testimony will be limited to three (3) minutes for oral presentations.

If you are unable to testify at the Public Hearing, written statements are encouraged and will be part of the official record. Copies of written statements should be submitted to Ms. Peggy Cooper Cafritz, President to the DC Board of Education, 825 North Capitol Street, N.E., Washington, DC 20002.

Department of Health**STATE HEALTH PLANNING AND DEVELOPMENT AGENCY****NOTICE OF PUBLIC HEARING**

Pursuant to Section 13 of the Health Services Planning Program Re-establishment Act of 1996, effective April 9, 1997 (D.C. Law 11-191; D.C. Official Code § 44-412, the District of Columbia State Health Planning and Development Agency ("SHPDA") will hold a public hearing on the request by Ultimate Renal Care of D.C. for reconsideration of SHPDA's decision to deny a certificate of need for the establishment of a dialysis facility – CON Registration No. 05-0-1. The hearing will be held on Friday, March 24, 2006 at 10:00 a.m., at 825 North Capitol Street, N.E., 2nd Floor, Room 2125, Washington, D.C. 20002.

Persons who wish to testify should contact the Project Review Branch of the SHPDA on (202) 442-5875 before 4:45 p.m. on Thursday, March 23, 2006. Each member of the public who wishes to testify will be allowed a maximum of five (5) minutes. Written statements may be submitted to:

**The State Health Planning and Development Agency
825 North Capitol Street, N.E.
Third Floor
Washington, D.C. 20002**

Written statements must be received by close of business on Friday, March 31, 2006. Persons who would like to review the Certificate of Need application or who have questions relative to the hearing may contact the SHPDA on (202) 442-5875.

**DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD**

NOTICE OF PUBLIC HEARING

The D.C. Historic Preservation Review Board will hold a public hearing to consider applications to designate the following properties as historic landmarks in the D.C. Inventory of Historic Sites. The Board will also consider the nomination of the properties to the National Register of Historic Places:

Case No. 06-04: The Newton Theater

1200-1202 Newton Street (3601-3611 12th Street), NE (Square 3927, Lot 812)

Case No. 06-06: Chesapeake & Potomac Telephone Company Warehouse

1111 North Capitol Street, NE (Square 673, Lot 832)

The hearing will take place at **10:00 a.m. on Thursday, April 27, 2006**, at 441 Fourth Street, NW (One Judiciary Square), in Room 220 South. It will be conducted in accordance with the Review Board's Rules of Procedure (10 DCMR 26). A copy of the rules can be obtained from the Historic Preservation Office at 801 North Capitol Street, NE, Room 3000, Washington, DC 20002, or by phone at (202) 442-8800.

The Board's hearing is open to all interested parties or persons. Public and governmental agencies, Advisory Neighborhood Commissions, property owners, and interested organizations or individuals are invited to testify before the Board. Written testimony may also be submitted prior to the hearing. All submissions should be sent to the address above.

For each property, a copy of the historic landmark application is currently on file and available for inspection by the public at the Historic Preservation Office. A copy of the staff report and recommendation will be available at the office five days prior to the hearing. The office also provides information on the D.C. Inventory of Historic Sites, the National Register of Historic Places, and Federal tax provisions affecting historic property.

If the Historic Preservation Review Board designates the property, it will be included in the D.C. Inventory of Historic Sites, and will be protected by the D.C. Historic Landmark and Historic District Protection Act of 1978. The Review Board will simultaneously consider the nomination of the property to the National Register of Historic Places. The National Register is the Federal government's official list of prehistoric and historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our nation's heritage. Listing provides recognition of the historic importance of properties and assures review of Federal undertakings that might affect the character of such properties. If a property is listed in the Register, certain Federal rehabilitation tax credits for rehabilitation and other provisions may apply. Public visitation rights are not required of owners. The results of listing in the National Register are as follows:

Consideration in Planning for Federal, Federally Licensed, and Federally Assisted Projects:
Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects

affecting historic properties listed in the National Register. For further information, please refer to 36 CFR 800.

Eligibility for Federal Tax Provisions: If a property is listed in the National Register, certain Federal tax provisions may apply. The Tax Reform Act of 1986 (which revised the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, the Economic Recovery Tax Act of 1981, and the Tax Reform Act of 1984) provides, as of January 1, 1987, for a 20% investment tax credit with a full adjustment to basis for rehabilitating historic commercial, industrial, and rental residential buildings. The former 15% and 20% Investment Tax Credits (ITCs) for rehabilitation of older commercial buildings are combined into a single 10% ITC for commercial and industrial buildings built before 1936. The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because the tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information on certification requirements, please refer to 36 CFR 67.

Qualification for Federal Grants for Historic Preservation When Funds Are Available: The National Historic Preservation Act of 1966, as amended, authorizes the Secretary of the Interior to grant matching funds to the States (and the District of Columbia) for, among other things, the preservation and protection of properties listed in the National Register.

Owners of private properties nominated to the National Register have an opportunity to concur with or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing must submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property, and objects to the listing. Each owner or partial owner of private property has one vote regardless of the portion of the property that the party owns. If a majority of private property owners object, a property will not be listed. However, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register of Historic Places for a determination of eligibility for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If an owner chooses to object to the listing of the property, the notarized objection must be submitted to the above address by the date of the Review Board meeting.

**DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD**

NOTICE OF PUBLIC HEARING

The D.C. Historic Preservation Review Board will hold a public hearing to consider an application to designate the following property as a historic landmark in the D.C. Inventory of Historic Sites. The Board will also consider the nomination of the property to the National Register of Historic Places:

Case No. 06-08: 1440 Rhode Island Avenue, NW (Square 211, Lot 839)

The Board will also consider the adoption of a multiple-property thematic document for forwarding to the National Register of Historic Places:

District of Columbia Streetcar and Bus Resources

The hearing will take place at **10:00 a.m. on Thursday, April 27, 2006**, at 441 Fourth Street, NW (One Judiciary Square), in Room 220 South. It will be conducted in accordance with the Review Board's Rules of Procedure (10 DCMR 26). A copy of the rules can be obtained from the Historic Preservation Office at 801 North Capitol Street, NE, Room 3000, Washington, DC 20002, or by phone at (202) 442-8800.

The Board's hearing is open to all interested parties or persons. Public and governmental agencies, Advisory Neighborhood Commissions, property owners, and interested organizations or individuals are invited to testify before the Board. Written testimony may also be submitted prior to the hearing. All submissions should be sent to the address above.

For each property, a copy of the historic landmark application is currently on file and available for inspection by the public at the Historic Preservation Office. A copy of the staff report and recommendation will be available at the office five days prior to the hearing. The office also provides information on the D.C. Inventory of Historic Sites, the National Register of Historic Places, and Federal tax provisions affecting historic property.

If the Historic Preservation Review Board designates the property, it will be included in the D.C. Inventory of Historic Sites, and will be protected by the D.C. Historic Landmark and Historic District Protection Act of 1978. The Review Board will simultaneously consider the nomination of the property to the National Register of Historic Places. The National Register is the Federal government's official list of prehistoric and historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our nation's heritage. Listing provides recognition of the historic importance of properties and assures review of Federal undertakings that might affect the character of such properties. If a property is listed in the Register, certain Federal rehabilitation tax credits for rehabilitation and other provisions may apply. Public visitation rights are not required of owners. The results of listing in the National Register are as follows:

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Owners of private properties nominated to the National Register have an opportunity to concur with or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing must submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property, and objects to the listing. Each owner or partial owner of private property has one vote regardless of the portion of the property that the party owns. If a majority of private property owners object, a property will not be listed. However, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register of Historic Places for a determination of eligibility for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If an owner chooses to object to the listing of the property, the notarized objection must be submitted to the above address by the date of the Review Board meeting.

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

TIME AND PLACE: Thursday, May 25, 2006, @ 6:30 P.M.
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 06-03 (Capitol Gateway Overlay District Review @ Square 743N, Lots 58-61, 63-66, 801-805, 813 and pt. 822 – 100 M Street, SE)

THIS CASE IS OF INTEREST TO ANC 6D

On February 1, 2006, the Office of Zoning received an application from 100 M St. SE, L.L.C. (the "Applicant"), on behalf of Square 743, Inc. et al, owners of the property. The Applicant is requesting review and approval of new development along M Street, S.E., pursuant to the Capitol Gateway Overlay District provisions set forth in Section 1604. In addition, the Applicant seeks special exception approval, pursuant to 11 DCMR § 1604.9, from the rear yard requirements set forth in § 774 and variance approval, also pursuant to 11 DCMR § 1604.9, from the court requirements of §776.

The property which is the subject of this application consists of approximately 26,400 square feet of land area and is located at 100 M Street, S.E. (Square 743N, Lots 58-61, 63-66, 801-805, 813 and pt. 822 and a portion of the public alley to be closed). The property is bounded to the east by a public alley, to the south by M Street, S.E., to the west by 1st Street, S.E., and to the north by adjacent property. The property is currently vacant and is zoned C-3-C, a district in which office uses are permitted as a matter-of-right.

The Applicant proposes to redevelop the property with a new twelve-story office building with ground floor retail. Four levels of below-grade parking will be provided. The floor area ratio ("FAR") of the property will be approximately 9.96 FAR. The building height will measure approximately 130 feet. The property will be extensively landscaped. Vehicular access to required parking will be provided from 1st Street, S.E.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations 11 DCMR, § 3022.

Interested persons or representatives of organizations will be heard at the public hearing. **Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR 3022.3.** A party has the right to cross-examine witnesses, to

*This hearing was originally scheduled to be held on April 6, 2006, as indicated in a public hearing notice published in the February 17, 2006, edition of the *D.C. Register*."

Z.C. PUBLIC HEARING NOTICE
Z.C. CASE NO. 06-03
PAGE NO. 2

submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Rules. Except for the applicant and the ANC, to participate as a party in a proceeding before the Commission, **any affected person shall file with the Commission, not less than fourteen (14) days prior to the date set for the hearing, a written statement containing the following information:**

- (a) The person's name and address;
- (b) A request to appear and participate as a party;
- (c) Whether the person will appear as a proponent or opponent of the application;
- (d) Whether the person will appear through legal counsel, and if so, the name and address of legal counsel;
- (e) A list of witnesses who will testify on the person's behalf; and
- (f) A written statement setting forth why the person should be granted party status, including reference to the following:
 - (1) The property owned or occupied by such person, or in which the person has an interest, that will be affected by the action requested of the Commission;
 - (2) The legal interest such person has in such property, such as owner, tenant, trustee, or mortgagee;
 - (3) The distance between the person's property and the property that is the subject of the application before the Commission;
 - (4) The environmental, economic, social, or other impacts likely to affect the person and/or the person's property if the action requested of the Commission is approved or denied;
 - (5) An explanation of how the person's interest as identified in response to paragraph (4) would likely be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.

The Commission shall determine who will be recognized as a party. In so determining, the Commission shall consider whether the provisions of § 3022.3 have been complied with and whether the specific information presented qualifies the person as a party. The Commission

Z.C. PUBLIC HEARING NOTICE
Z.C. CASE NO. 06-03
PAGE NO. 3

shall grant party status only if the person requesting party status has clearly demonstrated that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public.

Any person wishing to be considered a party should clearly state the request, and should also provide a daytime telephone number should it be necessary for the Office of Zoning to obtain additional information or clarification prior to the hearing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusions in the record.

The Zoning Commission hereby gives notice of the following procedures applicable to this case. Any person requesting to appear as a party to this application shall submit the following additional information:

1. A summary of the testimony of each witness.
2. An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes of qualifications of the proposed experts.
3. The total amount of time being requested to present the case.

If an affected Advisory Neighborhood Commission (ANC), pursuant to 11 DCMR 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited above relating to the hearing procedures. The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.

The Zoning Commission gives further notice that it intends to establish time limits for oral presentations of both parties and persons. Accordingly, the following time limits shall apply:

- | | |
|------------------|------------|
| 1. Applicant | 60 minutes |
| 2. Other Parties | 15 minutes |
| 3. Organizations | 5 minutes |
| 4. Individuals | 3 minutes |

The Commission intends to adhere to the time limits as strictly as possible, in order to hear the case in a reasonable period of time. The Commission reserves the right to change the time limits for presentations if necessary and notes that no time shall be ceded. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points.

Information should be forwarded to the Director, Office of Zoning, Suite 200, 441 4th Street, N.W., Washington, D.C. 20001. Please include the number of this particular case and your

Z.C. PUBLIC HEARING NOTICE
Z.C. CASE NO. 06-03
PAGE NO. 4

daytime telephone number. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

CAROL J. MITTEN, ANTHONY J. HOOD, JOHN G. PARSONS, MICHAEL G. TURNBULL, GREGORY N. JEFFRIES ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON S. SCHELLIN, ACTING SECRETARY TO THE ZONING COMMISSION.

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

TIME AND PLACE: **Thursday, May 11, 2006, @ 6:30 P.M.**
 Office of Zoning Hearing Room
 441 4th Street, N.W. Suite 220
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 06-06 (Charter Schools – Text Amendment)

THIS CASE IS OF INTEREST TO ALL ANCs

The Office of Planning, through a report dated February 3, 2006 requested a text amendment to §§ 199.1, 206.1 – 206.3, 400.10, 400.11, 401.3, 401.8, 401.9, 403.1, 501.1(i), 601.1(u), 771.10, 901.1(v), and 2101.1 of Title 11 of the District of Columbia Municipal Regulations, to change the definition of public schools to include Charter Schools, to amend the lot area, lot width, FAR, lot occupancy permitted for public schools in Residence Zones, allow collocation of school uses with other uses and sharing of recreational facilities, permit schools in Residence Zones not meeting the proposed requirements to be allowed as special exceptions, allow public schools in SP, CR, and W Zone Districts, and create standards for preschools. The Office of Planning's report on charter schools was received on February 3, 2006, and served as the pre-hearing submittal for the case.

This case was set down for hearing on February 13, 2006, at which time the Commission also adopted the amendments to §§ 199.1, 400.10, 400.11, 401.3, 401.8, 401.9, and 403 on an emergency basis and authorized the publication of a notice of proposed rulemaking with respect to all of the proposed rules.¹ The Commission also waived § 3013.1 of its rules of procedures, which would have required a twenty-day waiting period before publication

The following amendments to Title 11 of the District of Columbia Municipal Regulations (ZONING) are proposed:

A. Chapter 1, THE ZONING REGULATIONS, § 199.1, is amended as follows:

School, public - A building or use within a building operated ~~and maintained or chartered~~ by the District of Columbia Board of Education or the District of Columbia Public Charter School Board for educational purposes and other such community uses as deemed necessary and desirable.

¹ A Notice of Emergency and Proposed Rulemaking is being published elsewhere in the same edition of the *D.C. Register*.

Z.C. NOTICE OF PUBLIC HEARING
Z.C. CASE NO. 06-06
PAGE 2

B. Chapter 2, R-1 RESIDENCE DISTRICT USE REGULATIONS, is amended as follows,

1. By amending § 201.1(k) to read as follows:

(k) Public school, subject to the provisions of chapter 21 of this title; public schools may collocate with other permitted schools or uses provided all applicable requirements of this title are met. Public schools may share common on-site recreation space including gymnasiums, playgrounds, and fields, and these shared recreational spaces may count toward the minimum lot area provided that the school is adjacent to the shared recreation space; on-site office use must be ancillary and necessary to the operation of the particular school.

2. By amending §206 to read as follows:

206 PUBLIC AND PRIVATE SCHOOLS AND STAFF RESIDENCES (R-1)

206.1 Use as a public school that does not meet the requirements of chapter 4 of this title or as a private school, but not including a trade school, and residences for teachers and staff of a private school, shall be permitted as a special exception in an R-1 District if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.

206.2 The school shall be located so that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions.

206.3 Ample parking space, but not less than that required in chapter 21 of this title, shall be provided to accommodate the students, teachers, and visitors likely to come to the site by automobile.

C. Chapter 4, RESIDENCE DISTRICTS: HEIGHT, AREA, AND DENSITY REGULATIONS, is amended as follows:

1. By amending §§ 400.10 and 400.11 to read as follows:

400.10 In an R-1, R-2, ~~R-3~~, and ~~R-4~~ District, a public school building or structure may be erected to a height not exceeding sixty feet (60 ft).

400.11 In an ~~R-3~~, ~~R-4~~, R-5-A, R-5-B, and R-5-C District, a public school building or structure may be erected to a height not exceeding ninety feet (90 ft).

Z.C. NOTICE OF PUBLIC HEARING

Z.C. CASE NO. 06-06

PAGE 3

2. By amending the table in § 401.3 to read as follows:

ZONE DISTRICT AND STRUCTURE	MINIMUM LOT AREA (square feet)	MINIMUM WIDTH OF LOT (feet)
<u>R-1-A</u> <u>Public School</u>	<u>15,000</u>	<u>120</u>
R-1-A All <u>other</u> structures	7,500	75
<u>R-1-B</u> <u>Public School</u>	<u>15,000</u>	<u>120</u>
R-1-B All <u>other</u> structures	5,000	50
<u>R-2</u> <u>Public School</u>	<u>9,000</u>	<u>120</u>
R-2 One-family semi- detached dwelling	3,000	30
R-2 All other structures	4,000	40
<u>R-3</u> <u>Public School</u>	<u>9,000</u>	<u>120</u>
R-3 Row dwelling	2,000	20
R-3 One-family semi- detached dwelling	3,000	30
R-3 All other structures	4,000	40
<u>R-4</u> <u>Public School</u>	<u>9,000</u>	<u>120</u>
R-4 Row dwelling and flat	1,800	18

Z.C. NOTICE OF PUBLIC HEARING

Z.C. CASE NO. 06-06

PAGE 4

R-4 One-family semi-detached dwelling	3,000	30
R-4 Conversion to apartment house	900/apartment or bachelor apartment	None prescribed
R-4 All other structures	4,000	40
<u>R-5-A</u> <u>Public School</u>	<u>9,000</u>	<u>120</u>
R-5-A All other structures	As prescribed by the Board pursuant to § 3104	As prescribed by the Board pursuant to § 3104
<u>R-5-B, R-5-C, R-5-D, R-5-E</u> <u>Public School</u>	<u>9,000</u>	<u>120</u>
R-5-B, R-5-C, R-5-D, R-5-E All other structures	None prescribed	None prescribed

3. By adding a new § 401.8 to read as follows:

401.8 For public schools minimum lot area may include adjacent parcels under the same ownership that are separated only by a public alley.

4. By amending § 403.1 to read as follows:

403.1 A public school building may occupy the lot upon which it is located in excess of the permitted percentage of lot occupancy prescribed in §403.2; provided, that the portion of the building excluding closed courts exceeding the lot coverage shall not exceed twenty feet (20 ft.) in height or two (2) stories; and provided further, that direct pedestrian access not less than ten feet (10 ft) in width from at least two (2) public rights-of-way shall be provided to each roof area used for these purposes. The roof area shall be used only for open space, recreation areas, or

other athletic and field equipment areas in lieu of similarly used space normally located at ground level. In the R-2, R-3, and R-4 zones, the total lot occupancy should not exceed 70 percent.

D. Chapter 5, SPECIAL PURPOSE DISTRICTS, is amended by adding a new §501.1(i) to read as follows:

(i) Public School, subject to the provisions of chapter 21 of this title.

E. Chapter 6, MIXED USE (COMMERCIAL RESIDENTIAL) DISTRICTS, is amended by adding a new §601.1(u) to read as follows:

(u) Public School, subject to the provisions of chapter 21 of this title.

F. Chapter 7, COMMERCIAL DISTRICTS, is amended by adding a new § 771.10 to read as follows:

771.10 In a C-1 District, the maximum floor area ratio requirements may be increased for specific public school buildings or structures, but shall not exceed the floor area ratio 1.8.

G. Chapter 9, WATERFRONT DISTRICTS, is amended by adding a new § 901.1(v) to read as follows:

(v) Public School, subject to the provisions of chapter 21 of this title.

H. Chapter 21, OFF STREET PARKING REQUIREMENTS, is amended by adding the following to the chart found in § 2101.1:

SCHOOLS	
<u>Pre-elementary schools and pre-kindergarten schools or facilities:</u>	<u>2 for each 3 teachers and other employees</u>

Proposed amendments to the Zoning Regulations and Map of the District of Columbia are authorized pursuant to the Zoning Act of June 20, 1938, (52 Stat. 797), as amended, D.C. Official Code § 6-641.01 (2001), *et seq.*

The public hearing on this case will be conducted as a rulemaking in accordance with the provisions of Section 3021 of the District of Columbia Municipal Regulations, Title 11, Zoning. Pursuant to that section, the Commission will impose time limits on testimony presented to it at the public hearing.

MAR 17 2006

Z.C. NOTICE OF PUBLIC HEARING

Z.C. CASE NO. 06-06

PAGE 6

All individuals, organizations, or associations wishing to testify in this case should file their intention to testify in writing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

Information should be forwarded to Sharon Schellin, the Secretary of the Zoning Commission, Office of Zoning, Suite 200, 441 4th Street, N.W., Washington, D.C., 20001. Please include the number of this particular case and your daytime telephone number. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

CAROL J. MITTEN, ANTHONY J. HOOD, GREGORY JEFFRIES, JOHN G. PARSONS, AND MICHAEL TURNBULL, ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON SCHELLIN, ACTING SECRETARY TO THE ZONING COMMISSION.