

RE-ADVERTISED

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

POSTING DATE: AUGUST 4, 2006
PETITION DATE: SEPTEMBER 18, 2006
HEARING DATE: OCTOBER 4, 2006

LICENSE NO. 19970
LICENSEE: PARASI, IINC.
TRADE NAME: TUSCANA WEST
LICENSE CLASS: RETAILER "C" RESTAURANT
ADDRESS: 1350-I STREET, NW
WARD 2 SMD 2F03 ANC 2F

NOTICE IS HEREBY GIVEN THAT THE ABOVE LICENSEE HAS APPLIED FOR AN ENTERTAINMENT ENDORSEMENT PURSUANT TO SECTION 1001 OF TITLE 23 OF DCMR AND THAT OBJECTORS ARE ENTITLED TO BE HEARD BEFORE THE GRANTING OF SUCH ENDORSEMENT ON THE ABOVE HEARING DATE AT 10:00AM, 7TH FLOOR, SUITE 7200, 941-NORTH CAPITOL ST., NE. PETITION AND/OR REQUEST TO APPEAR BEFORE THE BOARD MUST BE FILED ON OR BEFORE THE ABOVE PETITION DATE.

THE LICENSEE IS REQUESTING AN ENTERTAINMENT ENDORSEMENT FOR THE FOLLOWING:

ENTERTAINMENT, COVER CHARGE AND DANCING

HOURS OF LIVE ENTERTAINMENT

SUNDAY THRU THURSDAY

NONE

FRIDAY AND SATURDAY

11:00PM-2:30AM

**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 an 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: The Bulletin Building
717 6th Street, NW
Square 486, Lot 9

The hearing will take place at **10:00 a.m. on Thursday, September 28, 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.

**BOARD OF ZONING ADJUSTMENT
PUBLIC HEARING NOTICE
TUESDAY, OCTOBER 17, 2006
SECOND FLOOR HEARING ROOM, SUITE 220-S
441 4TH STREET, N.W.
WASHINGTON, D.C. 20001**

TO CONSIDER THE FOLLOWING: The Board of Zoning Adjustment will adhere to the following schedule, but reserves the right to hear items on the agenda out of turn.

**9:30 A.M. TO 12:00 P.M. MORNING SESSION
1:00 P.M. TO 6:00 P.M. AFTERNOON SESSION**

A.M.

WARD SIX

17528 **Application of Jerry Weinberger, pursuant to 11 DCMR § 3104.1,**
ANC-6B **for a special exception to allow a rear addition to an existing single-**
 family row dwelling under section 223, not meeting the lot
 occupancy requirements under section 403, in the R-4 District at
 premises 743 10th Street, S.E. (Square 950, Lot 74).

WARD TWO

17524 **Application of Andrew and SukYang Johnson, pursuant to 11**
ANC-2E **DCMR § 3103.2, for a variance from the floor area ratio**
 requirements under section 771.2, to establish a dry cleaners (drop-
 off and pick-up only) in the C-1 District at premises 1425 27th Street,
 N.W. (Square 1262, Lot 76).

WARD TWO

17525 **Application of Braxton Hotel and Condominium LLC, pursuant**
ANC-2F **to 11 DCMR § 3103.2, for a variance from the lot occupancy**
 provisions under section 403, a variance from the rear yard
 requirements under section 404, a variance from the court
 requirements under section 406, and variances from the
 nonconforming structure and use provisions under subsections
 2001.3 and 2002.5, to allow the enlargement of an existing hotel or
 transient rooming house to an inn in the R-5-E District at premises
 1440 Rhode Island Avenue, N.W. (Square 211, Lot 839).

P.M.

WARD THREE

17527 **Application of John R. Klein**, pursuant to 11 DCMR § 3104.1, for
ANC-3F a special exception to continue the use of an accessory parking lot
 under sections 213 and 2303 (the parking lot was last approved
 under BZA Order No. 16659, dated June 13, 2001), in the R-1-B
 District at premises 4418-4420 Connecticut Avenue, N.W. (Square
 1971, Lot 825).

WARD TWO

17519 **Appeal of Advisory Neighborhood Commission 2E**, pursuant to
ANC-2E 11 DCMR §§ 3100 and 3101, from the administrative decision of the
 Zoning Administrator (ZA), Department of Consumer and
 Regulatory Affairs (DCRA) to issue Building Permit No. 89770,
 allowing conversion of an existing single-family semi-detached
 dwelling into a row dwelling. Appellant alleges that issuance of the
 permit violated the lot occupancy (section 403) provisions of the
 Zoning Regulations and that the ZA should have required the BZA
 approval for the conversion. The subject property is located in the R-
 3 District at premises 1812 35th Street, N.W. (Square 1296, Lot 802).

PLEASE NOTE:

Failure of an applicant or appellant to appear at the public hearing will subject the application or appeal to dismissal at the discretion of the Board.

Failure of an applicant or appellant to be adequately prepared to present the application or appeal to the Board, and address the required standards of proof for the application or appeal, may subject the application or appeal to postponement, dismissal or denial.

The public hearing in these cases will be conducted in accordance with the provisions of Chapter 31 of the District of Columbia Municipal Regulations, Title 11, and Zoning. Pursuant to Subsection 3117.4 of the Regulations, the Board will impose time limits on the testimony of all individuals.

BZA PUBLIC HEARING NOTICE

OCTOBER 17, 2006

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Individuals and organizations interested in any application may testify at the public hearing or submit written comments to the Board. Individuals and organizations wishing party status in any case before the Board must request that status and should do so in writing not less than fourteen (14) days prior to the date set for the public hearing on the particular application in accordance with Subsection 3106.2. All requests and comments should be submitted to the Board through the Director, Office of Zoning, 441 4th Street, NW, Suite 210, Washington, D.C. 20001. Please include the case number on all correspondence. FOR FURTHER INFORMATION, CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

GEOFFREY H. GRIFFIS, CHAIRPERSON, RUTHANNE G. MILLER, VICE CHAIRPERSON, CURTIS L. ETHERLY, JR., JOHN A. MANN II, AND A MEMBER OF THE ZONING COMMISSION ----- BOARD OF ZONING ADJUSTMENT, BY JERRILY R. KRESS, FAIA, DIRECTOR.

PHN 10/17/06 rsn

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

TIME AND PLACE: **Thursday, September 14, 2006, @ 6:30 PM (2nd)
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220-South
Washington , D.C. 20001**

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Cases No. 06-11 (The George Washington University – Special Exception Application for a Campus Plan) and No. 06-12 (The George Washington University – First Stage Planned Unit Development & Related Zoning Map Amendment)

THIS CASE IS OF INTEREST TO ANC 2A

On February 16, 2006, the Office of Zoning received an application from the George Washington University (“Applicant” or “University”) requesting special exception review and approval of the Foggy Bottom Campus Plan: 2006 – 2025 (“Campus Plan”) pursuant to 11 DCMR §§ 3104 and 210. Also on February 16, 2006, in conjunction with the campus plan application, the Applicant filed for first-stage approval of a planned unit development (“PUD”) and related amendment to the Zoning Map of the District of Columbia. The applications for approval of the Campus Plan and the PUD with related Map Amendment were consolidated and will be heard simultaneously. The Office of Planning provided its report on April 10, 2006, and the case was set down for hearing on April 20, 2006.

The property that is the subject of these applications includes the properties owned by the University and located within the area of its Foggy Bottom Campus, as defined in BZA Order No. 16553. This application involves the following properties: Square 39; Square 40; Square 41; Square 42 (Lots 54 and 55); Square 43 (Lot 26); Square 54; Square 55; Square 56; Square 57; Square 58 (Lots 1, 5, 6, 800, 801, 802, 803); Square 75 (Lots 23, 33, 34, 41, 42, 46, 47, 858, 861, 863, 864, 2097); Square 77 (Lots 5, 51, 59, 60, 845, 846, 864); Square 79 (Lots 63, 64, 65, 808, 853, 854, 861, 862); Square 80 (Lots 2, 26, 27, 28, 29, 42, 43, 44, 45, 46, 47, 50, 51, 52, 54, 55, 800, 811, 820, 822, 823, 824, 825, 828); Square 81 (Lot 846); Square 101 (Lots 58, 60, 62, 879); Square 102; Square 103 (Lots 1, 13, 14, 27, 28, 33, 34, 35, 40, 41, 42, 809, 812, 813, 814, 816, 819, 820); Square 121 (Lot 819); and Square 122 (Lots 29, 824, 825), herein after referred to as the “Property”. The Property is generally bounded by K Street, Washington Circle, and Pennsylvania Avenue to the north, 24th Street to the west, F Street to the south, and 19th and 20th Streets to the east. It is currently devoted primarily to university use. Please note that this application includes only those properties owned by the University. Although included in the PUD application, certain properties owned by the Applicant in Square 80 (Lot 55) and Square 54 is the subject of a separate consolidated PUD and rezoning applications (ZC Case 06-27), which the Zoning Commission has also set down for a public hearing to be held at a yet to be determined date.

Z.C. NOTICE OF PUBLIC HEARING

Z.C. CASE NOS. 06-11 & 06-12

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The Property currently is located primarily in the R-5-D Zone district. Some properties located near Washington Circle and F Street are in the R-5-E Zone, and some properties located along Pennsylvania Avenue and between 19th and 20th Street are in the C-3-C Zone. The Zoning Map Amendment application requests a PUD-related rezoning of portions of Squares 55, 56, 75, 77, 79, and 101 to the C-3-C Zone, and a PUD-related rezoning of a portion of Square 75, located along Pennsylvania Avenue, to the C-4 Zone. The remainder of the Property will remain in its existing R-5-D or R-5-E Zone, except for Squares 80 and 54, which will be the subject of separate PUD applications. For the portions of the Property located in the C-3-C and C-4 Zones, the maximum height will be 130 feet, or the maximum height permitted under the 1910 Height Act, whichever is less. The FAR will continue to be aggregated, as required under Section 210 of the Zoning Regulations, among the residentially-zoned properties throughout the campus to the maximum FAR set forth in the Zoning Regulations. (The maximum FAR permitted under Section 210 is the subject of a proposed text amendment currently under consideration in Z.C. Case No. 06-19, which will be heard immediately prior to these cases.) The development sites that will be rezoned will be developed to an FAR of no greater than the permitted FAR under the PUD regulations for the C-3-C and C-4 Districts, as reviewed and approved by the Zoning Commission during the Second Stage PUD.

The proposed Foggy Bottom Campus Plan: 2006 - 2025 is intended to address the University's forecasted academic and undergraduate student housing space requirements within the existing Foggy Bottom Campus Plan boundaries, concentrated within the campus core, as well as measures to preserve open spaces and buildings of architectural and historic significance on the campus. The plan calls for the creation of a retail corridor along I Street and proposes mechanisms for monitoring the University's compliance with the campus plan.

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

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. 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. The applicable time limits for oral testimony is described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

How to participate as a party.

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 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 Zoning Regulations.

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate 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. Persons seeking party status 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, address, and daytime telephone number;
- (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;
- (f) A summary of the testimony of each witness;
- (g) 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 or qualifications of the proposed experts;
- (h) The total amount of time being requested to present their case; and
- (i) 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 the person, or in which the person has an interest, that will be affected by the action requested of the Commission;
 - (2) The legal interest the person has in said 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 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; and
 - (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 applicant shall also provide the information indicated in (e) through (h) to the extent that the information is not contained in the Applicant's prehearing submission as required by 11 DCMR § 3013.1. The information shall be filed no later than fourteen (14) days before the date of the hearing.

If an affected Advisory Neighborhood Commission (ANC) intends to participate at the hearing, the ANC shall submit the written report described in § 3012.5 no later than seven (7) days before the date of the hearing. The report shall also contain the information indicated in (e) through (h) above.

Time limits.

The following time limits for oral testimony shall be adhered to unless changed by the Commission, and no time may be ceded:

- | | | |
|----|----------------------------------|-------------------------------------------|
| 1. | Applicant and parties in support | 60 minutes collectively |
| 2. | Parties in opposition | 15 minutes each (60 minutes collectively) |
| 3. | Organizations | 5 minutes each |
| 4. | Individuals | 3 minutes each |

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 210, 441 4th Street, N.W., Washington, D.C. 20001. **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, AND GREGORY N. JEFFRIES ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR AND BY SHARON SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

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

TIME AND PLACE: Thursday, September 14, 2006, @ 6:30 P.M. (1st)
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 06-19 (Text Amendment – College and University Regulations)

**THIS CASE IS OF INTEREST TO ALL ADVISORY NEIGHBORHOOD
COMMISSIONS**

On April 10, 2006, the Office of Planning, on behalf of the District of Columbia, petitioned, through a set-down report, for a text amendment to amend the Zoning Regulations applicable to college and university uses located in residence zones. The Zoning Commission set-down the case for public hearing at its meeting of April 20, 2006. The case will be heard immediately prior to the hearing on ZC Cases 06-11 and 06-12, which pertain to the campus plan and first stage PUD applications of the George Washington University. The Office of Planning set down report also served as the pre-hearing statement for this case.

The proposed text amendment is as follows:

Title 11 DCMR (Zoning) is proposed to be amended as follows (proposed new text is underlined and text to be deleted has strikethrough:

210.3 In R-1, R-2, R-3, R-4, R-5-A, and R-5-B Districts, the maximum bulk requirements normally applicable in the Districts may be increased for specific buildings or structures; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-B District. In all other Residence Districts, similar bulk increases may also be permitted; provided, that the total bulk of all buildings and structures on the campus shall not exceed a gross floor area of 3.5 in the R-5-C District and 4.0 in the R-5-D and R-5-E Districts ~~the gross floor area prescribed for the R-5-D district~~. Because of permissive increases as applicable to normal bulk requirements in the low-density districts regulated by this title, it is the intent of this subsection to prevent unreasonable campus expansion into improved low-density districts.

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

NOTICE OF PUBLIC HEARING
Z.C. CASE NO. 06-19
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The public hearing on this case will be conducted in accordance with the provisions of § 3021 of the District of Columbia Municipal Regulations, Title 11, Zoning. Pursuant to § 3020, the Commission will impose time limits on testimony presented to it at the public hearing.

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 responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 210, 441 4th Street, N.W., Washington, D.C. 20001. **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 G. TURNBULL, ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON SCHELLIN, SECRETARY TO THE ZONING COMMISSION.