

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
RENTAL HOUSING CONVERSION AND SALE ACT TASK FORCE**

**NOTICE OF PUBLIC HEARING**

The Rental Housing Conversion and Sale Act Task Force seeks public input as it prepares the task force report, including the review of the Tenant Opportunity to Purchase Act (TOPA), required under DC law 16-15, the "Rental Housing Conversion and Sale Amendment Act of 2005."

The hearing will be held on **Thursday, November 16, 2006, 4:30-8:00 P.M.** at:

Old Council Chamber  
441 4<sup>th</sup> St. N.W.  
Washington, DC 20001

For further information, please contact:

Ms. Colorado, Office of the Tenant Advocate  
941 N. Capitol St. NE, 9<sup>th</sup> Floor  
Washington, DC 20002  
[Maytte.colorado@dc.gov](mailto:Maytte.colorado@dc.gov)  
202-442-8359

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**D.C. Board of Education  
Announces a Public Hearing on  
The Superintendent's Master Facilities Plan**

The District of Columbia Board of Education will hold a public hearing on the Superintendent's Master Facilities Plan

**Monday, November 27, 2006  
6:00 pm – 8:00 pm  
Anacostia Senior High School  
1601 16<sup>th</sup> Street, SE  
Washington, DC 20020**

The Board of Education invites the public to testify at the public hearing. Those who wish to testify should contact Ms. Heather Reynolds at (202) 442-4289 by **12:00 pm on Monday, November 27, 2006**. Witnesses should bring 11 copies of their written testimony to the public hearing. Public testimony will be limited to three (3) minutes for oral presentations.

You may review the Master Facilities Plan online at [www.k12.dc.us](http://www.k12.dc.us) and click on **MFP 2006**.

If you are unable to testify at the hearing, written statements can be submitted for the official record to: D'Wanna Lee, D.C. Board of Education, 825 North Capitol Street, N.E., Washington, DC 20002.

**D.C. Board of Education  
Announces a Public Hearing on  
The Superintendent's Master Facilities Plan**

The District of Columbia Board of Education will hold a public hearing on the Superintendent's Master Facilities Plan

**Wednesday, December 6, 2006  
6:00 pm – 8:00 pm  
Cardozo Senior High School  
1200 Clifton Street, NW  
Washington, DC 20009**

The Board of Education invites the public to testify at the public hearing. Those who wish to testify should contact Ms. Heather Reynolds at (202) 442-4289 by 5:00 pm on Tuesday, December 5, 2006. Witnesses should bring 11 copies of their written testimony to the public hearing. Public testimony will be limited to three (3) minutes for oral presentations.

You may review the Master Facilities Plan online at [www.k12.dc.us](http://www.k12.dc.us) and click on **MFP 2006**.

If you are unable to testify at the hearing, written statements can be submitted for the official record to: D'Wanna Lee, D.C. Board of Education, 825 North Capitol Street, N.E., Washington, DC 20002.

**DISTRICT OF COLUMBIA PUBLIC SCHOOLS**

**PUBLIC HEARING**

**Public/Private Development Partnership between EdBuild, Inc. and the District of Columbia Public Schools**

Superintendent Clifford B. Janey will hold a final Public Hearing on a Public/Private Development Partnership proposal between EdBuild, Inc. and the District of Columbia Public Schools. The Public Hearing will be held on:

**Monday, December 11, 2006**

**5:30 p.m. – 6:30 p.m.**

**DCPS**

**825 North Capitol Street, NE**

**Board Room – 5<sup>th</sup> Floor**

**Washington, DC 20002**

EdBuild, Inc. is a local non-profit organization, which proposed a Public/Private Development Partnership to create and sustain high performing schools through the provision by EdBuild, Inc. of turn-key facility supports and targeted academic supports. The proposed partnership will support priority DCPS initiatives in *The Master Education Plan* and *The Master Facility Plan* by concurrently improving the school building to provide a physically outstanding learning environment and supporting teachers as they strive to ensure that all students excel academically.

The proposed partnership will benefit DCPS by providing (1) academic supports to enable full implementation of learning standards, accelerated high quality interim assessments and increased school-level capacity to use data to drive instruction; (2) accelerated and cost-efficient delivery of facility modernization projects; and (3) coordinating space sharing between DCPS, and charter schools and/or other complementary programs; (4) recapturing charter school revenue to support maintenance of DCPS buildings and (5) attracting private funding to supplement DCPS resources in support of the above, with the initial program to include one or more of the following locations:

MacFarland Middle School  
4400 Iowa Avenue, N.W.  
Washington, D.C. 20011

Rudolph Elementary School  
5200 2<sup>nd</sup> Street, N.W.  
Washington, D.C. 20011

Thomas Elementary School  
650 Anacostia Avenue, N.E.  
Washington, D.C. 20019

Walker-Jones / R.H. Terrell Elementary School  
100 L Street, NW  
Washington, D.C. 20001

Webb / Wheatley Elementary School  
1375 Mt. Olivet Road, N.E.  
Washington, D.C. 20002

The Superintendent invites public comment and suggestions on the Public/Private Development proposal. **Those who wish to participate in the Public Hearing should contact Gyimah Chin at (202) 442-5001 by the close of business, December 6, 2006.**

If you are unable to participate in the Public hearing, written statements can be submitted for the official record to:

Thomas Brady,  
Office of the Superintendent,  
825 North Capitol Street, N.E.  
Washington, DC 20002

**BOARD OF ZONING ADJUSTMENT  
PUBLIC HEARING NOTICE  
TUESDAY, JANUARY 23, 2007  
SECOND FLOOR HEARING ROOM, SUITE 220-S  
441 4<sup>TH</sup> 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 EIGHT**

17558  
ANC-8C      **Application of Principality LLC, pursuant to 11 DCMR § 3103.2, for a variance from the lot width requirements under section 401, and a variance from the side yard requirements under section 405, to allow the construction of a new single-family detached dwelling in the R-2 District at premises 3357 Martin Luther King, Jr. Avenue, S.E. (Square 6004, Lot 12).**

**WARD ONE**

17553  
ANC-1B      **Application of Naun Segovia, pursuant to 11 DCMR § 3103.2, for variances from the building height and story limitations under section 400, a variance from the rear yard requirements under section 404, a variance from the open court requirements under section 406, and a variance from the prohibition on enlarging a structure devoted to a nonconforming use under subsection 2002.5, to allow the expansion of an existing apartment house from 20 units to 34 units in the R-4 District at premises 1327 Euclid Street, N.W. (Square 2861, Lot 4).**

**WARD SEVEN**

17557  
ANC-7E      **Application of Erie Homes Inc., pursuant to 11 DCMR § 3103.2, for a variance from the floor area ratio requirements under section 402, and pursuant to 11 DCMR § 3104.1, a special exception to allow the construction of five (5) flats (two-family row dwellings)**

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under section 353, in the R-5-A District at premises 122-130 50<sup>th</sup> Street, S.E. (Square 5327, Lot 800).

P.M.

WARD FIVE

17552      **Application of Benedictine Foundation, on behalf of St. Anselm's**  
ANC-5A    **Abbey School, for a special exception pursuant to 11 DCMR §**  
              **3104.1, to allow the construction of an addition to a private school**  
              **building, and to increase the number of students from 260 to 280,**  
              **and the number of employees from 50 to 70, under section 206, in**  
              **the R-1-B District at premises 4501 South Dakota Avenue, N.E.**  
              **(Square 3977, Lot 133).**

**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.

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 4<sup>th</sup> 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.

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**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 1/23/07 rsn



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continue along the Rhode Island Avenue frontage of the site. Other parts of the proposed development will consist of three or four stories of residential use. Two parking garages will be integrated into the development and will provide 469 parking spaces for retail and residential uses, including shared parking spaces for Metrorail customers. (Immediately to the south of the PUD site, the Washington Metropolitan Area Transit Authority will construct a 200-car parking garage in the M District to accommodate some of the 340 spaces on the existing parking lot, which will be displaced by the Applicant's proposed town center development.) Twenty percent of the apartments (54 units) in the proposed second-stage PUD will be maintained as affordable for a period of 20 years to households having 50 percent or less of the area median income.

The C-2-B District is a medium-density mixed use zone that permits development of office, retail, residential and mixed uses to a maximum height of 65 feet and a maximum floor area ratio (FAR) of 2.5, of which no more than 1.5 FAR may be devoted to nonresidential uses. With a PUD, the maximum permitted height is 90 feet and the maximum permitted FAR is 6.0, of which no more than 2.0 FAR may be devoted to nonresidential uses.

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 are 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:**

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- (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.

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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.

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 200, 441 4<sup>th</sup> 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 N. JEFFRIES, JOHN G. PARSONS, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.**

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

**TIME AND PLACE:**                    **Monday, March 5, 2007, @ 6:30 P.M.**  
   **Office of Zoning Hearing Room**  
   **441 4<sup>th</sup> Street, N.W., Suite 220-South**  
   **Washington, D.C. 20001**

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**CASE NO. 06-32 (Text Amendment - Capitol Gateway Receiving Zone)**

**THIS CASE IS OF INTEREST TO ANC 6D**

On June 20, 2006, the Office of Zoning received a request from Washington Telecom Associates, LLC requesting a zoning text amendment to add Square 766 to the Capitol South receiving zone. This case was set down for hearing on September 11, 2006. The petitioner filed its prehearing statement on October 19, 2006.

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

Chapter 17, § 1709.18, is amended to read as follows (new text shown in bold and underline; deleted text in strikethrough):

The Capitol South receiving zone consists of those portions of Squares 695 through 697, N697, 698, 699, N699, 737 through 742, ~~and~~ N743 **and 766**, each zoned C-3-C.

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.*)

The public hearing on this case will be conducted as a rulemaking in accordance with the provisions of § 3021 of the District of Columbia Municipal Regulations, Title 11, Zoning. 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 presentation, may be submitted for inclusion in the record.

Information should be forwarded to the Secretary of the Zoning Commission, Office of Zoning, Suite 210, 441 4<sup>th</sup> Street, N.W., Washington, D.C. 20001. Please include the number of the

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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 N. JEFFRIES, MICHAEL G. TURNBULL, AND JOHN G. PARSONS ----- 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, March 15, 2007, @ 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. 06-43 (American University – Partial Renovation and Reconstruction of the McKinley Building as the new home for American University’s School of Communication)**

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

**Application of American University**, pursuant to 11 DCMR § 3104.1 and 210, for special exception approval of a further processing application of an approved campus plan for the partial renovation and reconstruction, consisting of approximately 3,152 square feet of gross floor area, to the McKinley Building as the new home for the School of Communication on the main campus of American University in the R-5-A District at premises 4400 Massachusetts Avenue, NW (Lot 1 in Square 1600).

**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 Commission.
- Failure of an applicant or appellant to be adequately prepared to present the application or appeal to the Commission, 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 this case will be conducted in accordance with the provisions of Chapter 31 of the District of Columbia Municipal Regulations, Title 11, Zoning. Pursuant to Subsection 3117.4 of the Regulations, the Commission will impose time limits on the testimony of all individuals.

Individuals and organizations interested in any application may testify at the public hearing or submit written comments to the Commission. All requests and comments should be submitted to the Commission through Jerrily R. Kress, Director, Office of Zoning, 441 4<sup>th</sup> Street, NW, Suite 200-S, Washington, D.C. 20001. Please include the case number on all correspondence.

Individuals and organizations wishing party status in this case 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. 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). 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 § 3115.1 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.

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 210, 441 4<sup>th</sup> 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 N. JEFFRIES, JOHN G. PARSONS, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.**