

DEC 29 2006

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

POSTING DATE: DECEMBER 29, 2006  
PETITION DATE: FEBRUARY 12, 2007  
HEARING DATE: FEBRUARY 28, 2007

LICENSE NO. 15934  
LICENSEE: DON JUAN RESTAURANT, INC.  
TRADE NAME: DON JUAN RESTAURANT & CARRYOUT  
LICENSE CLASS: RETAILER CLASS "C" RESTAURANT  
ADDRESS: 1660-LAMONT STREET, NW.  
WARD 1 ANC 1D SMD 1D04

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, 7<sup>TH</sup> FLOOR, SUITE 7200, 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

HOURS OF LIVE ENTERTAINMENT

SUNDAY THRU THURSDAY  
FRIDAY AND SATURDAY

7:00PM-2:00AM  
7:00PM-3:00AM

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

**POSTING DATE: DECEMBER 29, 2006**

**PETITION DATE: FEBRUARY 12, 2007**

**HEARING DATE: FEBRUARY 28, 2007**

**LICENSE#: 25273**

**LICENSEE: 2461 CORPORATION**

**TRADE NAME: MADAMS ORGAN RESTAURANT**

**LICENSE CLASS: RETAILER'S "C" RESTAURANT**

**ADDRESS: 2461 18<sup>TH</sup> ST., NW**

**WARD 1      ANC 1C07**

**NOTICE IS HEREBY GIVEN THAT THIS LICENSEE HAS APPLIED FOR A 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., 7<sup>TH</sup> 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 REQUESTS TO CHANGE THE CLASS OF LICENSE FROM A RETAILER'S "C" RESTAURANT TO A RETAILER'S "C" TAVERN.**

**ALCOHOLIC BEVERAGE REGULATION ADMINISTRATION  
941 NORTH CAPITOL STREET, NE, 7<sup>TH</sup> FLOOR, ROOM 7200  
WASHINGTON, DC 20002  
(202) 442-4423**

**POSTING DATE : DECEMBER 29, 2006  
PETITION DATE : FEBRUARY 12, 2007  
HEARING DATE : FEBRUARY 28, 2007**

**THE FOLLOWING ABC ESTABLISHMENT IS RENEWING ITS LICENSE:**

**LICENSE NO. 60695  
ANC 2B02  
RETAILER'S CT03**

**BOUZID, INC.  
MARRAKESH PALACE PASHA LOUNGE  
2147 P STREET, NW**

## DISTRICT OF COLUMBIA HISTORIC PRESERVATION REVIEW BOARD

## PUBLIC NOTICE OF 2007 HEARINGS

The District of Columbia Historic Preservation Review Board will meet on the fourth Thursday of each month, except in November and December, when the meeting will be held on the third Thursday of the month, and in August, when there will be no hearing. For most months, a second hearing has been scheduled *the Thursday following the first*, in order to accommodate extraordinarily large case loads. *Such meetings will only be held when necessary*, and the agendas will be produced at the same time as those for the regular (first) hearing. The two January meeting dates below, however, are certain.

<u>HPRB meeting date(s)</u>	<u>Application filing deadline</u>	<u>Public notice date</u>
January 18 and January 25, 2007	December 21, 2006	January 3, 2007
February 22 and March 1, 2007	January 25, 2007	February 7, 2007
March 22 and March 29, 2007	February 22, 2007	March 7, 2007
April 26 and May 3, 2007	March 22, 2007	April 11, 2007
May 24 and May 31, 2007	April 26, 2007	May 9, 2007
June 28, 2007	May 24, 2007	June 13, 2007
July 26, 2007	June 28, 2007	July 11, 2007
September 27 and October 4, 2007	August 24, 2007	September 12, 2007
October 25, 2007	September 27, 2007	October 10, 2007
November 15, 2007	October 25, 2007	October 31, 2007
December 20, 2007	November 15, 2007	December 5, 2007

**MAYOR'S AGENT  
FOR THE HISTORIC LANDMARK AND HISTORIC DISTRICT PROTECTION ACT**

**NOTICE OF PUBLIC HEARINGS**

Public notice is hereby given that the Mayor's Agent will hold a public hearing on an application affecting property subject to the Historic Landmark and Historic District Protection Act of 1978. Interested parties may appear and testify on behalf of, or in opposition to, the application. The hearings will be held at the Office of Planning, 801 North Capitol Street, NE, in Hearing Room 4000 (4th floor), Washington, D.C. 20002.

- 1)   Hearing Date:     **Wednesday, February 7, 2007, at 9:30 a.m.**  
      Case Number:    H.P.A. 06-369  
      Address:        228 Morgan Street / 1219 New Jersey Avenue, NW  
      Square/Lot:     555/814  
      Type of Work:    Alteration-After-the-fact review of vinyl window replacements

Affected Historic Property: Mount Vernon Square Historic District  
Affected ANC:    6C

The Applicant's claim is that the alteration is consistent with the purposes of the Act and that the failure to issue the permit will result in unreasonable economic hardship to the owner.

The hearing will be conducted in accordance with the Rules of Procedure pursuant to the Historic Landmark and Historic District Protection Act (10 DCMR 25), which are on file with the D.C. Historic Preservation Office. The office is located at the Office of Planning, 801 North Capitol Street, NE, Suite 3000, Washington, D.C. 20002. For further information, contact the Historic Preservation Office, at (202) 442-8800.

**BOARD OF ZONING ADJUSTMENT  
PUBLIC HEARING NOTICE  
TUESDAY, MARCH 6, 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.

**1:00 P.M. TO 6:00 P.M. AFTERNOON SESSION**

**P.M.**

**WARD SIX**

17576      **Application of Richard Housler and Den-Ny Hwang, pursuant to**  
ANC-6C      **11 DCMR § 3104.1, for a special exception to allow an addition to**  
**an existing single-family dwelling under section 223, not meeting**  
**the lot occupancy (section 403) and open court (section 406)**  
**requirements in the R-4 District at premises 706 East Capitol Street,**  
**N.E. (Square 897, Lot 804).**

**WARD FOUR**

17573      **Application of Frederick D. Dorsey, pursuant to 11 DCMR §**  
ANC-4A      **3103.2, for a variance from the rear yard accessory building**  
**occupancy limitation under subsection 2500.3, a variance from the**  
**alley setback requirements under subsection 2300.4, and pursuant to**  
**11 DCMR § 3104.1, a special exception to allow the construction of**  
**a free-standing garage serving a single-family detached dwelling**  
**under section 223, not meeting the lot occupancy requirements**  
**(section 403), in the R-1-B District at premises 7708 12<sup>th</sup> Street,**  
**N.W. (Square 2958, Lot 45).**

**WARD TWO**

17572      **Application of Taylor Real Estate Trust LLC, pursuant to 11**  
ANC-2B      **DCMR § 3104.1, for a special exception from the roof structure**  
**provisions under subsection 411 (770.6), and pursuant to 11 DCMR**  
**§ 3103.2, a variance from the building height provisions under**  
**subsection 530.3, to raise the height of an existing elevator**

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penthouse serving an office building in the SP-2 District at premises  
1128 16<sup>th</sup> Street, N.W. (Square 183, Lot 91).

**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.

**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 3/6/07 rsn

**BOARD OF ZONING ADJUSTMENT  
PUBLIC HEARING NOTICE  
TUESDAY, MARCH 13, 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 FOUR**

**17574  
ANC-4C      Application of Nineteenth Street Baptist Church, pursuant to 11 DCMR § 3104.1, for a special exception to establish an accessory parking lot under section 214, in the R-1-B District at premises rear 4606 16<sup>th</sup> Street, N.W. (Square 2652, Lot 22).**

**WARD FOUR**

**17575  
ANC-4C      Application of 4620 Iowa Avenue Cooperative Assn., Inc., pursuant to 11 DCMR § 3103.2, for a variance from the minimum lot area requirements under subsection 401.3, and a variance from the off-street parking requirements under subsection 2101.1, to add a residential apartment unit to the first floor of an existing apartment building in the R-4 District at premises 4620 Iowa Avenue, N.W. (Square 2814, Lot 800).**

**WARD SIX**

**17577  
ANC-6C      Application of City Vista L Street LLC, pursuant to 11 DCMR § 3104.1, for a special exception to establish accessory parking spaces serving a mixed-use residential/retail building under section 2116, in the DD/C-2-C District at premises 440 L Street, N.W. (Square 515, Lot 158).**



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P.M.

WARD EIGHT

17578      **Application of Hartford Street LLC, pursuant to 11 DCMR §**  
ANC-8B      **3104.1, for a special exception to construct a new residential**  
                 **development consisting of eighteen (18) row dwellings under**  
                 **sections 353 and 410, in the R-5-A District at premises 2700**  
                 **Hartford Street, S.E. (Square 5727, Lots 149-154).**

**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.

**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.**

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

**TIME AND PLACE:** Monday, March 26, 2007, @ 6:30 PM  
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:**

**Z.C. CASE NO. 06-35 (CESC 1229-1231 TRS Inc. and CESC 1227 LLC – Consolidated Planned Unit Development)**

**THIS CASE IS OF INTEREST TO ANC 2A**

On July 11, 2006, the Office of Zoning received an application from CESC 1229-1231 TRS Inc. and CESC 1227 LLC (the “Applicant”). The Applicant is requesting consolidated approval of a planned unit development (“PUD”). The Office of Planning provided its report on November 3, 2006, and the case was set down for hearing on November 13, 2006. The Applicant provided its pre-hearing statement on November 20, 2006.

The property that is the subject of this application is located at 1227-1231 25<sup>th</sup> Street, NW, and is known as Square 24, Lots 109 and 883 (the “Subject Property”). The Subject Property is located in the West End neighborhood of Ward 2 and consists of approximately 75,317 square feet of land area. The Subject Property is currently located in the CR Zone District.

The Subject Property currently includes one 85-foot office building at 1227 25<sup>th</sup> Street (the “1227 Building”) and two 68-foot office towers at 1229–1231 25<sup>th</sup> Street, connected at the ground level to create one building (the “1229–1231 Building”). The Applicant’s PUD project proposes to expand the 1229–1231 Building and convert it to residential use, and expand the 1227 Building for continued office use. In total, the project will create approximately 190–240 new residential units in the 1229–1231 Building, approximately 7,667 square feet of which will be reserved for workforce affordable housing. The project will also feature 143,333 square feet of office space in the 1227 Building. The PUD features a total of approximately 334 parking spaces.

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

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\* Previously advertised as “Thursday” instead of “Monday”. March 26, 2007.

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Z.C. CASE NO. 06-35  
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**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;

## Z.C. NOTICE OF PUBLIC HEARING

Z.C. CASE NO. 06-35

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- (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                            |

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Z.C. CASE NO. 06-35  
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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, 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, April 5, 2007, @ 6:30 P.M.  
Office of Zoning Hearing Room  
441 4<sup>th</sup> Street, N.W. Suite 220  
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 06-47 (Minimum lot area and lot occupancy requirements for Apartment Houses in the R-4 Zone District – Text Amendment)

THIS CASE IS OF INTEREST TO ALL ANCs

The Office of Planning, through a report dated December 1, 2006, requested a text amendment to Chapters 3 and 4 of Title 11 of the District of Columbia Municipal Regulations.

The purpose of the amendment is to clarify that the number of apartment units in existing apartment houses located in the R-4 Zone District may not be increased unless there is 900 square feet of lot area for each unit (whether new or existing). The proposed amendment would also impose a lot occupancy limit for buildings or structures converted to apartment houses in the R-4 Zone District. The requested amendment amends subsections 330.5(c), 401.3, 403.2, and adds a new sub-section 401.11 of the Zoning Regulations.

The Office of Planning's report served as the pre-hearing submittal for the case.

The Zoning Commission case set the case down for a public hearing at its regularly scheduled public meeting held on December 11, 2006.

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

(New text is shown in **bold** and deleted text is shown with ~~strikethrough~~):

1. Amend subsection 330.5 (c) to read as follows:

330.5 The following uses shall be permitted as a matter of right in an R-4 District:

....

- (c) The conversion of a building or other structure existing before May 12, 1958, to an apartment house as limited by §§ ~~350.4(e)~~ and **401.3 and 403.2**.

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2. Amend the table in subsection 401.3 to read as follows:

<b>ZONE DISTRICT AND STRUCTURE</b>	<b>MINIMUM LOT AREA (square feet)</b>	<b>MINIMUM WIDTH OF LOT (feet)</b>
R-4 Conversion of a building or structure to an apartment house	900/apartment or bachelor apartment	None prescribed

3. Amend the table in subsection 403.2 to read as follows:

<b>ZONE DISTRICT AND STRUCTURE</b>	<b>MAXIMUM PERCENTAGE OF LOT OCCUPANCY</b>
R-4 Conversion to multiple dwelling Conversion of a building or structure to an apartment house	None prescribed Greater of 60% or the lot occupancy as of the date of conversion

4. Add a new subsection 401.11 to read as follows:

**401.11 An apartment house in an R-4 District, whether converted from a building or structure pursuant to § 330.5 or existing before May 12, 1958, may not be renovated or expanded so as to increase the number of dwelling units unless there is 900 square feet of lot area for each unit, both existing and new.**

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.

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.

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**Z.C. NOTICE OF PUBLIC HEARING  
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Information should be forwarded to Sharon Schellin, 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, SECRETARY TO THE ZONING COMMISSION.**