

READVERTISED

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

HEARING DATE: SEPTEMBER 21, 2005

JULY 22, 2005, NOTICE IS HEREBY GIVEN THAT THE FOLLOWING PERSONS
HAVE APPLIED FOR A LICENSE UNDER THE D.C. ALCOHOLIC BEVERAGE
CONTROL ACT, THAT THE OBJECTORS ARE ENTITLED TO BE HEARD
BEFORE THE GRANTING OF SUCH LICENSES ON SEPTEMBER 21, 2005 10:00
A.M., 7TH FLOOR, SUITE 7200, 941 NORTH CAPITOL ST., N.E.

LICENSE NO. 14272, APPLICATION NO. 28780, CAFÉ DALLUL. INC. T/A
RENDEZVOUS LOUNGE, RETAILER'S CLASS "C" RESTAURANT, 2226 - 18TH
ST., NW WARD 1 ANC 1C01

LICENSEE REQUEST PERMISSION TO CHANGE LICENSE CLASS FROM
"C" RESTAURANT TO "C" TAVERN

PETITION AND/OR REQUEST TO APPEAR BEFORE
THE BOARD MUST BE FILED ON OR BEFORE
SEPTEMBER 6, 2005

JUL 22 2005

CORRECTION*

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

HEARING DATE: SEPTEMBER 7, 2005

JULY 8, 2005 NOTICE IS HEREBY GIVEN THAT THE FOLLOWING PERSONS HAVE APPLIED FOR A LICENSE UNDER THE D.C. ALCOHOLIC BEVERAGE CONTROL ACT THAT THE OBJECTORS ARE ENTITLED TO BE HEARD BEFORE THE GRANTING OF SUCH LICENSE ON SEPTEMBER 7, 2005 AT 10:00 A.M., 7TH FLOOR, SUITE 7200, 941 NORTH CAPITOL ST., N.E.

LICENSE NO. 73058, APPLICATION NO. 61007, IN JA SONG T/A GOODS CARRY OUT, RETAILER'S "A" LIQUOR STORE 602 H STREET, NW

WARD 2 ANC 2C03

NATURE OF OPERATION

***NEW LIQUOR STORE, CARRY OUT AND DELICATESSEN**

HOURS OF OPERATION

MONDAY THROUGH SATURDAY 5:30AM TO 10:00PM

HOURS OF FOOD SERVICE

MONDAY THROUGH SATURDAY 5:30AM TO 4:00PM

SALE, SERVICE, OR CONSUMPTION OF ALCOHOLIC BEVERAGES

MONDAY THROUGH SATURDAY 9:00AM TO 10:00PM

**PETITION AND/OR REQUEST TO APPEAR BEFORE
THE BOARD MUST BE FILED ON OR BEFORE
AUGUST 23, 2005**

6821

CORRECTION*

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

HEARING DATE: SEPTEMBER 7, 2005

JULY 8, 2005 NOTICE IS HEREBY GIVEN THAT THE FOLLOWING PERSONS HAVE APPLIED FOR A LICENSE UNDER THE D.C. ALCOHOLIC BEVERAGE CONTROL ACT THAT THE OBJECTORS ARE ENTITLED TO BE HEARD BEFORE THE GRANTING OF SUCH LICENSE ON SEPTEMBER 7, 2005 AT 10:00 A.M., 7TH FLOOR, SUITE 7200, 941 NORTH CAPITOL ST., N.E.

LICENSE NO. 73161, APPLICATION NO. 61008, DOUBLE A, LLC
T/A 1900, RETAILER'S "C" * RESTAURANT, 1401 T STREET NW ,

WARD 2 ANC 2B09

NATURE OF OPERATION

NEW, UPSCALE SUSHI RESTAURANT, DJ NIGHTLY TARGETING THE ADULT PROFESSIONAL MARKET. SIDEWALK CAFE

HOURS OF OPERATION

SUNDAY 5:30PM TO 2:00AM, MONDAY AND TUESDAY 5:30PM TO 1:00AM
WEDNESDAY AND THURSDAY 5:30PM TO 2:00AM
FRIDAY AND SATURDAY 5:30PM TO 3:00AM

SALE , SERVICE, OR CONSUMPTION OF ALCOHOLIC BEVERAGES

SUNDAY 5:30 TO 2:00AM, MONDAY AND TUESDAY 5:30PM TO 1:00AM
WEDNESDAY AND THURSDAY 5:30PM TO 2:00AM
FRIDAY AND SATURDAY 5:30PM TO 3:00AM

HOURS OF ENTERTAINMENT

SUNDAY 9:00PM TO 2:00AM, MONDAY AND TUESDAY 9:00PM TO 1:00AM
WEDNESDAY AND THURSDAY 9:00PM TO 2:00AM
FRIDAY AND SATURDAY 9:00PM TO 3:00AM

PETITION AND/OR REQUEST TO APPEAR BEFORE
THE BOARD MUST BE FILED ON OR BEFORE
AUGUST 23, 2005

**BOARD OF ZONING ADJUSTMENT
PUBLIC HEARING NOTICE
TUESDAY, OCTOBER 11, 2005
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 TWO

17382 **Application of the Republic of the Sultanate of Oman**, pursuant to 11 DCRA § 1002, to permit the expansion of a chancery for the Embassy of Sultanate of Oman to house the Military Attache' and the Cultural Attache' in the D/R-1-B and R-1-B Districts at premises ANC-2D 2535 Belmont Road, N.W. (Square 2501, Lots 6-8, 15-19, and 805).

WARD EIGHT

17364 **Application of CIH/VMS Restorations LLC**, pursuant to 11 ANC-8B DCMR § 3104.1, for a special exception to allow the construction of five (5) single-family row dwellings and two (2) single-family semi-detached dwellings under section 353, and pursuant to 11 DCMR § 3103.2, for a variance to allow one parking space in the front yard of each dwelling under subsection 2116.2, in the R-5-A District at premises 2300 block of Skyland Terrace, S.E. (Square 5740, Lot 852).

WARD FOUR

17372 **Application of Leatrice C. Lane**, pursuant to 11 DCMR § 3104.1, ANC-4B for a special exception to allow a two-story rear addition to an existing single-family detached dwelling under section 223, not meeting the side yard requirements (section 405), in the R-4 District at premises 708 Shephard Road, N.W. (Square 3154, Lot 817).

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P.M.

WARD FOUR

17371 **Application of Nathan and Sharon Bovel**, pursuant to 11 DCMR
ANC-4A § 3104.1, for a special exception to allow a two car garage addition
 to an existing single-family detached dwelling under section 223, not
 meeting the rear yard requirements (section 404), in the R-1-B
 District at premises 1470 Roxanna Road, N.W. (Square 2768, Lot
 11).

WARD ONE

17386 **Application of the D.C. Department of Parks and Recreation**,
ANC-1B pursuant to 11 DCMR § 3104.1, for special exceptions to allow the
 percentage of lot occupancy to exceed 20% (§ 403.3), and public
 recreation and community center to exceed 40,000 square feet (§
 408.1), and pursuant 11 DCMR § 3103.2, for area variances to allow
 a height of building to exceed 45 feet (§ 400.14), from the
 requirement that one parking space be provided for each 2000 feet of
 gross floor area of building (§ 2101.1) and from the requirement that
 automobile parking spaces be a minimum of nine (9) feet in width
 and nineteen (19) feet in length (§ 2115.1) and, if necessary (in the
 alternative) a use variance to allow office use by the D.C.
 Department of Parks and Recreation on the fourth floor of a public
 recreation and community center in the D/R-5-B and R-5-B Districts
 at premises 2809 15th Street and 1480 Girard Street, N.W. (Square
 2667, Lot 74).

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

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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 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 10/11/05 rsn

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

TIME AND PLACE: September 29, 2005 @ 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. 02-51A (Rhode Island Associates LP – Modification to PUD)

THIS CASE IS OF INTEREST TO ANC 2B

On April 13, 2005, the Office of Zoning received an application from Rhode Island Associates Limited Partnership (the "Applicant"), requesting a modification of an approved planned unit development ("PUD") in order to develop an office building on a portion of the project site. The Applicant also requested an extension of time for the existing PUD. The Office of Planning provided its report and the case was set down for hearing on May 9, 2005. The Applicant provided its prehearing statement on June 21, 2005.

The PUD site is located at 1616 Rhode Island Avenue, N.W. (Square 182, Lots 82 and 83) ("PUD Site"). This modification request is for the unfinished portion (Lot 82) ("Project Site") of a prior PUD Modification granted by the Zoning Commission in 1998 under Z.C. Order No. 638-F. The total land area of the PUD Site is 32,726 square feet. The Project Site has an area of 15,394 square feet, has frontage along Rhode Island Avenue, N.W., and is currently occupied by a parking lot. The PUD Site was previously located in the SP-2 Zone District, but is now located in the C-4 Zone District subsequent to recordation of the PUD covenant associated with Commission Order No. 638.

Consistent with the PUD guidelines for the C-4 Zone District, the entirety of the buildings on the PUD Site will have a total FAR of 8.5 and will occupy 92% of the PUD Site, and the new office building will be 10 stories and approximately 106 feet in height. The new office building will comprise 130,870 square feet, including 7,000 square feet of space on the ground floor that could be converted to retail space. The proposed office building will also include a pedestrian entrance on Rhode Island Avenue, N.W. and below grade parking for approximately 120 automobiles that will be accessed from Rhode Island Avenue, N.W. Building loading and service areas will be accessed from the 20 foot-wide alley along the southern property boundary. The Applicant will construct a sidewalk on Rhode Island Avenue, N.W. as well as landscape the front of the proposed office building to contribute to a vibrant streetscape, while the proposed office building's rich palette of materials, including brick, glass and metal, will elevate the level of finish to the neighborhood streetscape.

The architect for the Applicant is STUDIOS Architect DCPC and the land use counsel is Pillsbury Winthrop Shaw Pittman, LLP.

This public hearing will be conducted in accordance with the provisions of § 3022 (Contested Case Hearings), District of Columbia Municipal Regulations (DCMR) Title 11, Zoning.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission 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:**

- (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 |

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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 N. JEFFRIES, JOHN G. PARSONS, AND KEVIN L. HILDEBRAND ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON S. SCHELLIN, ACTING SECRETARY TO THE ZONING COMMISSION.