

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
Business and Professional License Administration

NOTICE OF PUBLIC HEARING  
January 17, 2006

Notice is hereby given that Most Worshipful Grand Lodge Ancient Free and Accepted Masons of the District of Columbia has applied for a Basic Business License (Class A), Entertainment license with and endorsement of Public Hall under DC Law 9-160, and that all objectors are entitled to be heard, January 17, 2006 at 10:00 a.m. in Room 7616, 941 North Capitol Street, N.E., Washington DC before granting of such license.

Application No. 65006127, Most worshipful Grand Lodge Ancient Free and Accepted Masons of the District of Columbia  
Public Hall Endorsement, 1730 Hamlin Street, NE Washington, DC 20018

Area of Delineation:

1700 – 1800 Irving Street NE  
1700 Brentwood Road NE  
3000 – 3100 18<sup>th</sup> Street NE  
1600 – 1700 – 1800 Hamlin Street NE  
2900 – 3000 17<sup>th</sup> Street NE

Nature of Operation:

The establishment will provide hall rental for: Meetings, Wedding Receptions, Birthday Parties, Anniversary Parties, Cabarets, Disco Dances, Church Service, etc.

Hours of Operation:

The hours of operation will be Sunday 9:00 a.m. to 2:00 p.m., Monday through Saturday 9:00 a.m. to 2:00 a.m.

All persons, residing within 600 feet wishing to testify at the public hearing should contact Darrell Donnelly, Program Manager, Business License Division, 941 North Capitol Street N.E., Room 7205, Washington, D.C. 20002 by mail, no later than January 6, 2006.

**PETITION AND/OR REQUEST TO APPEAR BEFORE THE  
PROGRAM MANAGER MUST BE FILED  
ON OR BEFORE JANUARY 6, 2006**

**NOTE: In accordance with the enactment of D.C. Law 12-86, "Omnibus Regulatory Reform Amendment Act of 1998", every license issued shall be valid for 2 years from the date of issuance. As such, this application is for a 2-year license.**

DEC 16 2005

**BOARD OF ZONING ADJUSTMENT  
PUBLIC HEARING NOTICE  
TUESDAY, FEBRUARY 21, 2006  
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 SIX**

17432            Application of Todd and Helen Cymrot, pursuant to 11 DCMR §§  
ANC-6B        3104.1 and 1202.1, for a special exception to allow a rear addition to  
                 an existing single-family row dwelling under section 223, not  
                 meeting the court width requirements (section 406), in the CAP/R-4  
                 District at premises 514 A Street, S.E. (Square 841, Lot 3).

**WARD SIX**

17427            Application of Frederick Davis, pursuant to 11 DCMR § 3103.2,  
ANC-6B        for a variance from the minimum lot area requirements under  
                 subsection 401.3, to allow the conversion of three contiguous row  
                 dwellings into three separate apartment houses (having three (3)  
                 units each), in the R-4 District at premises 221, 223 and 225 11<sup>th</sup>  
                 Street, S.E. (Square 969, Lots 45, 46 and 47).

**WARD EIGHT**

17428            Application of Maja T. Rasheed (Kuumba Learning Center),  
ANC-8C        pursuant to 11 DCMR § 3104.1, for a special exception to allow a  
                 child development center (38 children, infants through 12 years and  
                 10 staff) under section 205, in the R-4 District at premises 3328-  
                 3330 Martin Luther King Jr. Avenue, S.E. (Square 5978, Lots 1036  
                 & 1037).

**P.M.**

**10881**

DEC 16 2005

**WARD THREE**

17414      **Appeal of Geraldine Rebach and Jeffrey Schonberger**, pursuant  
ANC-3G      to 11 DCMR §§ 3100 and 3101, from the administrative decision of  
the Zoning Administrator, Department of Consumer and Regulatory  
Affairs (DCRA) to issue a building permit (B456380, dated October  
30, 2003) authorizing the construction of a two story detached  
garage. Appellant alleges that DCRA erred by allowing the permit  
for said construction to be issued in violation of 11 DCMR §§ 199,  
404 and 2500.5. The subject property is located in the R-1-B  
District at premises 5362 27<sup>th</sup> Street, N.W (Square 2292, Lot 27).

**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,**

**DISTRICT OF COLUMBIA REGISTER**  
**BZA PUBLIC HEARING NOTICE**  
**FEBRUARY 21, 2006**

**DEC 16 2005**

**PAGE NO. 3**

**AND A MEMBER OF THE ZONING COMMISSION ----- BOARD**  
**OF ZONING ADJUSTMENT, BY JERRILY R. KRESS, FAIA, DIRECTOR.**

PHN 2/21/06 rsn

**10883**

**BOARD OF ZONING ADJUSTMENT  
PUBLIC HEARING NOTICE  
TUESDAY, FEBRUARY 28, 2006  
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 SIX**

17438      **Application of Braden and Conner Herman**, pursuant to 11  
ANC-6C      DCMR § 3104.1, for a special exception to allow a two-story rear  
                 addition to a single-family row dwelling under section 223, not  
                 meeting the lot occupancy requirements (section 403) in the R-4  
                 District at premises 628 East Capitol Street, N.E. (Square 868, Lot  
                 805).

**WARD ONE**

17436      **Application of Althea Forrester and Howard Wilson**, pursuant to  
ANC-1B      11 DCMR § 3104.1, for a special exception to allow the location of a  
                 parking space in the front yard of an existing single-family row  
                 dwelling under subsection 2116.2, in the R-5-B District at premises  
                 1466 Belmont Street, N.W. (Square 2660, Lot 810).

**WARD ONE**

17431      **Application of King's Creek LLC**, pursuant to 11 DCMR § 3104.1  
ANC-1C      and 3103.2, for a special exception to allow a building height of 50  
                 feet in the Reed Cooke Overlay under section 1403, and a variance  
                 to permit an addition to a nonconforming structure under subsection  
                 2001.3, a variance from the floor area ratio requirements under  
                 subsection 402, and a variance from the court requirements under  
                 section 406, to allow an addition to and conversion of an existing  
                 building for residentially use in the RC/R-5-B District at premises

2329 and 2335 Champlain Street, N.W. (Square 2563, Lots 103 and 816).

P.M.

WARD THREE

17429      **Application of Friends of St. Patrick's Episcopal Day School**  
ANC-3D      **LLC**, pursuant to 11 DCMR § 3104.1, for a special exception to allow the development of 19 single-family detached dwellings as a theoretical lot subdivision under section 2516, and a special exception to construct a private middle and high school (440 students and 100 faculty and staff) under section 206, in the R-1-B District at premises 1801 Foxhall Road, N.W. (Square 1346, Lots 825, 826 and 827) The school is proposed to be located on Lot 827.

**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.

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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.

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DISTRICT OF COLUMBIA REGISTER  
BZA PUBLIC HEARING NOTICE  
FEBRUARY 28, 2006  
PAGE NO. 3

DEC 16 2005

**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 2/28/06 rsn

10886

**BOARD OF ZONING ADJUSTMENT  
PUBLIC HEARING NOTICE  
TUESDAY, MARCH 7, 2006  
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 THREE**

17442  
ANC-3E      **Application of Maria R. Creighton-Cabezas**, pursuant to 11 DCMR § 3104.1, for a special exception to allow a three-story rear addition to an existing single-family detached dwelling under section 223, not meeting the lot occupancy requirements (section 403), rear yard requirements (section 404), and side yard requirements (section 405), in the R-1-B District at premises 4508 Van Ness Street, N.W. (Square 1560, Lot 28).

**WARD FIVE**

17437  
ANC-5C      **Application of Amsale Teku**, pursuant to 11 DCMR § 3104.1, for a special exception to establish a beauty salon as a change in nonconforming use under subsection 2003.1, or in the alternative pursuant to 11 DCMR § 3103.2, a use variance to establish a beauty salon under subsection 330.5, in the R-4 District at premises 1543 New Jersey Avenue, N.W. (Square 510, Lot 800).

**WARD SIX**

17435  
ANC-6A      **Application of Gamblin & Sons Hauling**, pursuant to 11 DCMR § 3103.2, for a variance from the use provisions to allow a commercial trash and construction company having an outdoor yard for truck parking under subsection 330.5, in the R-4 District at premises 702-706 17<sup>th</sup> Street, N.E. (Square 4510, Lot 826).

**PLEASE NOTE:**

**10887**

BZA PUBLIC HEARING NOTICE  
MARCH 7, 2006  
PAGE NO. 2

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.

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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 3/7/06 rsn

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

**TIME AND PLACE:** Monday, January 30, 2006, @ 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. 05-10 (Text Amendment - Capitol Gateway Overlay District)**

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

On March 4, 2005, the Office of Planning petitioned, through a set down report, for a text amendment to the Capitol Gateway Overlay (CG Overlay). The Zoning Commission set down the case for public hearing at its special public meeting of December 5, 2005. The Office of Planning set down report also served as the pre-hearing statement for this case.

The total area of private land (not including roads or alleys) within the CG Overlay is about 100 acres, and is zoned CG/C-3-C; CG/CR; CG/W-2; CG/W-3; and CG/W-1. The proposed text amendment would apply to the entire area of the CG Overlay. The CG Overlay area is currently experiencing significant development interest, with a number of large and small development proposals either planned or underway. To ensure that the overall goals and objectives for the area are maintained, and in accordance with more recent planning initiatives, the Office of Planning proposes to:

- Provide regulations pertaining to existing Combined Lot provisions;
- Establish a Zoning Commission review and approval process and design guidelines for additional properties within the existing boundaries of the CG Overlay, including portions of Squares 601, 656, 657, 700, and 701; any property which abuts South Capitol Street; or for any property which is the recipient of additional density through the Combined Lot provisions;
- Establish preferred use (retail and entertainment) requirements and regulations along First and Half Streets SE south of M Street SE;
- Provide for a 15 foot setback and a 1:1 upper story step-back above a height of 110 feet for buildings fronting South Capitol Street;
- Provide for an upper stories step-back for building fronting Half Street SE south of M Street SE; and
- Provide for a 1:1 upper story step-back above a height of 110 feet for buildings fronting Potomac Avenue SE and SW.

Title 11 DCMR (Zoning), Chapter 16 CAPITOL GATEWAY OVERLAY DISTRICT is proposed to be amended as follows:

A. Section 1600, PREAMBLE, subsection 1600.2 is amended to add the following new purposes:

- (g) Provide for the establishment of South Capitol Street as a monumental civic boulevard;
- (h) Provide for the development of Half Street SE south of M Street SE as an active pedestrian oriented street with active ground floor uses and appropriate setbacks from the street façade to ensure adequate light and air, and a pedestrian scale.
- (i) Provide for the development of First Street SE south of M Street SE as an active pedestrian oriented street with active ground floor uses, connecting M Street, the Metro Station and existing residential neighborhoods to the Ballpark site and the Anacostia Waterfront.

B. Subsection 1602.1 is amended to read as follows:

1602.1 Two (2) or more lots within the Overlay District may be combined for the purpose of allocating residential and nonresidential uses regardless of the normal limitation on floor area by uses on each lot; provided, that the aggregate residential and nonresidential floor area shall not exceed the matter-of-right maximum height or density of the underlying zone district(s), except when bonus density is being constructed, subject to the following:

- (a) The residential and nonresidential floor area on each individual parcel shall not exceed a maximum floor area ratio of 8.0 on parcels for which a height of 110 feet is permitted under the Height Act of 1910; or 8.5 on parcels for which a height of 130 feet is permitted under by the Act to Regulate the Height of Buildings in the District of Columbia, approved June 1, 1910 (36 Stat. 452; D.C. Official Code §§ 6-601.01 to 6-601.09) as amended ("the Height Act"), including any bonus density;
- (b) The amount of commercial density transferred from one parcel to another may not exceed the lesser of an FAR of 3.0 or the amount of residential density being transferred;
- (c) Maximum permitted height shall be that permitted for any site receiving combined lot density within the CG/CR District, but only to the extent necessary to accommodate any additional density received from another parcel; and

## NOTICE OF PUBLIC HEARING

Z.C. CASE NO. 05-10

PAGE 3

- (d) The combined lot provisions may not be used to transfer density to or from any property within the CG/C-3-C District.

C. Sections 1603 and 1604 are amended to read as follows:

**1603 BUILDINGS, STRUCTURES, AND USES IN THE CG/W-2 DISTRICT**

- 1603.1 The following provisions apply to new buildings, structures, or uses within the CG/W-2 District.
- 1603.2 All proposed buildings or structures shall be set back by no less than seventy-five (75) feet from the bulkhead, unless the Commission finds that such setback creates an undue economic hardship for the owner of the lot and in no case less than fifty (50) feet from the bulkhead; and
- 1603.3 The Zoning Commission, at its discretion, may provide for additional on-site or off-site bonus density to be earned for setbacks required under this section, based on the land area of the setback and the proposed features for public open space uses; provided, that 2.0 FAR based on the land area of the open space setback shall be used as a general guideline.
- 1603.4 The Zoning Commission, at its discretion, may grant bonus density for residential development in a building or a combined lot development, using a guideline of 1.0 FAR in excess of the normally allowed maximum of 4.0 FAR and an additional ten (10) feet in excess of the normally allowed maximum height of sixty (60) feet; provided that:
- (a) The building or combined lot development shall include at least 2.0 FAR of residential development;
- (b) The Zoning Commission, at its discretion, may allow construction of such bonus density on the property zoned CG/W-2 or may allow only for the bonus density to be transferred off-site to a lot or lots zoned CG/CR; and
- (c) The provisions of §§ 1709.6 through 1709.12 and § 1709.14 shall govern the procedures for transferring bonus density off-site if permitted by the Commission.
- 1603.5 No private driveway to any parking or loading berth areas in or adjacent to a building or structure constructed after *{effective date of this section}* shall directly face the waterfront.

**1604 BUILDINGS, STRUCTURES, AND USES ON M STREET S.E.**

- 1604.1 The following provisions apply to new buildings, structures, or uses with frontage on M Street S.E. within the CG Overlay.
- 1604.2 The streetwall of each new building shall be set back for its entire height and frontage along M Street not less than fifteen (15) feet measured from the face of the adjacent curb along M Street, S.E.

DEC 16 2005

- 1604.3 No driveway may be constructed or used from M Street to required parking spaces or loading berths in or adjacent to a new building.
- 1604.4 Each new building shall devote not less than thirty-five percent (35%) of the gross floor area of the ground floor to retail, service, entertainment, or arts uses ("preferred uses") as permitted in §§ 701.1 through 701.5 and §§ 721.1 through 721.6 of this Title; provided, that the following uses shall not be permitted: automobile, laundry, drive-through accessory to any use, gasoline service stations, and office uses (other than those accessory to the administration, maintenance, or leasing of the building).
- 1604.5 Preferred uses shall occupy 100% of the building's street frontage along M Street, except for space devoted to building entrances or required to be devoted to fire control.
- 1604.6 For good cause shown, the Commission may authorize interim occupancy of the preferred use space required by § 1604.3 by non-preferred uses for up to a five (5) year period; provided, that the ground floor space is suitably designed for future occupancy by the preferred uses.
- 1604.7 Not less than fifty percent (50%) of the surface area of the streetwall of any new building along M Street shall be devoted to display windows having clear or low-emissivity glass except for decorative accent, and to entrances to commercial uses or the building.
- 1604.8 The minimum floor-to-ceiling clear height for portions of the ground floor level devoted to preferred uses shall be fourteen (14) feet.
- 1604.9 A building that qualifies as a Capitol South Receiving Zone site under § 1709.18 and for which a building permit has been applied for prior to August 31, 2001, shall not be subject to the requirements of this section.
- D. The existing text of §§ 1605 and 1606 is recodified as §§ 1611 and 1612 and replaced by the following:

**1605 BUILDINGS, STRUCTURES, AND USES ON SOUTH CAPITOL STREET**

- 1605.1 The following provisions apply to new buildings, structures, or uses with frontage on South Capitol Street within the CG Overlay.
- 1605.2 Each new building or structure located on South Capitol Street shall be set back for its entire height and frontage not less than 15 feet, provided that a minimum of 60% of the street-wall shall be constructed on the setback line
- 1605.3 Any portion of a building or structure that exceeds 110 feet in height shall provide an additional one-to-one (1:1) step back from the building line along South Capitol Street.

## NOTICE OF PUBLIC HEARING

Z.C. CASE NO. 05-10

PAGE 5

- 1605.4 No private driveway may be constructed or used from South Capitol Street to any parking or loading berth areas in or adjacent to a building or structure constructed after *{effective date of this section}*.
- 1606 BUILDINGS, STRUCTURES, AND USES ON FIRST STREET S.E, SOUTH OF M STREET SE**
- 1606.1 The following provisions apply to new buildings, structures, or uses with frontage on First Street S.E. south of M Street SE, within the CG Overlay.
- 1606.2 Each new building shall devote not less than seventy percent (75%) of the gross floor area of the ground floor to retail, service, entertainment, or arts uses ("preferred uses") as permitted in §§ 701.1 through 701.5 and §§ 721.1 through 721.6 of this Title; provided, that the following uses shall not be permitted: automobile, laundry, drive-through accessory to any use, gasoline service stations, and office uses (other than those accessory to the administration, maintenance, or leasing of the building).
- 1606.3 Preferred uses shall occupy 100% of the building's street frontage along First Street SE, except for space devoted to building entrances or required to be devoted to fire control.
- 1606.4 The minimum floor-to-ceiling clear height for portions of the ground floor level devoted to preferred uses shall be fourteen (14) feet.
- 1606.5 For good cause shown, the Commission may authorize interim occupancy of the preferred use space required by § 1606.1 by non-preferred uses for up to a five (5) year period; provided, that the ground floor space is suitably designed for future occupancy by the preferred uses."
- E. New §§ 1607 through 1610 are added to read as follows:
- 1607 BUILDINGS, STRUCTURES, AND USES ON HALF STREET S.E., SOUTH OF M STREET SE**
- 1607.1 The following provisions apply to new buildings, structures, or uses with frontage Half S.E. south of M Street SE, within the CG Overlay.
- 1607.2 Any portion of a building or structure that exceeds 65 feet in height shall provide a step back of 20 feet in depth from the building line along Half Street SE.
- 1607.3 Each new building shall devote not less than seventy percent (75%) of the gross floor area of the ground floor to retail, service, entertainment, or arts uses ("preferred uses") as permitted in §§ 701.1 through 701.5 and §§ 721.1 through 721.6 of this Title; provided, that the following uses shall not be permitted: automobile, laundry, drive-through accessory to any use, gasoline service stations, and office uses (other

DEC 16 2005

than those accessory to the administration, maintenance, or leasing of the building).

- 1607.4 Preferred uses shall occupy 100% of the building's street frontage along Half Street SE, except for space devoted to building entrances or required to be devoted to fire control.
- 1607.5 The minimum floor-to-ceiling clear height for portions of the ground floor level devoted to preferred uses shall be fourteen (14) feet.
- 1607.6 For good cause shown, the Commission may authorize interim occupancy of the preferred use space required by § 1607.2 by non-preferred uses for up to a five (5) year period; provided, that the ground floor space is suitably designed for future occupancy by the preferred uses.
- 1607.7 No private driveway may be constructed or used from Half Street SE to any parking or loading berth areas in or adjacent to a building or structure constructed after *{effective date of this section}*.

**1608 BUILDINGS, STRUCTURES, AND USES ON POTOMAC AVENUE**

- 1608.1 The following provisions apply to new buildings, structures, or uses with frontage on Potomac Avenue within the CG Overlay.
- 1608.2 Any portion of a building or structure that exceeds 110 feet in height shall provide an additional one-to-one (1:1) step back from the building line along Potomac Avenue.

**1609 BUILDINGS, STRUCTURES, AND USES ON P STREET SE & SW**

- 1609.1 The following provisions apply to new buildings, structures, or uses with frontage On P Street SE and P Street SW within the CG Overlay.
- 1609.2 No private driveway may be constructed or used from P Street SW to any parking or loading berth areas in or adjacent to a building or structure constructed after *{effective date of this section}*.

**1610 ZONING COMMISSION REVIEW OF BUILDINGS, STRUCTURES AND USES**

- 1610.1 The following provisions apply to properties located:
- (a) Within the CG/W-2 District;
  - (b) On a lot that abuts M Street SE;
  - (c) On a lot located within Squares 700 or 701, north of the Ballpark site;
  - (d) On a lot that abuts South Capitol Street;

- (e) On a lot within Square 601, 656, or 657; or
  - (f) Any lot which is the recipient of density through the combined lot provisions of §1602.
- 1610.2 With respect to those properties described in § 1610.1, all proposed uses, buildings, and structures, or any proposed exterior renovation to any existing buildings or structures that would result in an alteration of the exterior design, shall be subject to review and approval by the Zoning Commission in accordance with the following provisions:
- 1610.3 In addition to proving that the proposed use, building, or structure meets the standards set forth in § 3104, an applicant requesting approval under this section must prove that the proposed building or structure, including the siting, architectural design, site plan, landscaping, sidewalk treatment, and operation, will:
- (a) Help achieve the objectives of the CG Overlay District as set forth in §1600.2;
  - (b) Help achieve the desired mixture of uses in the CG Overlay District as set forth in §§ 1600.2(a) and (b), with the identified preferred uses specifically being residential, hotel or inn, cultural, entertainment, retail or service uses;
  - (c) Be in context with the surrounding neighborhood and street patterns;
  - (d) Minimize conflict between vehicles and pedestrians;
  - (e) Minimize unarticulated blank walls adjacent to public spaces through facade articulation; and
  - (f) Minimize impact on the environment, as demonstrated through the provision of an evaluation of the proposal against LEED certification standards.
- 1610.4 With respect to a building or structure to be constructed on a lot within the CG/W-2 District:
- (a) The building or structure shall provides suitably designed public open space along the waterfront;
  - (b) A plan shall be included in the application for suitable open space treatment of the setback area for such uses as walkway and bikeway, passive or active recreational use, and including provisions assuring private maintenance of the space, convenient and permanent public access to the space, and suitable connections to adjacent public space along the waterfront; and
  - (c) The application shall include view analysis which assesses openness of waterfront views and vistas, and views and vistas toward the Capitol Dome, other federal monumental buildings,

existing neighborhoods, South Capitol Street, and the Frederick Douglas Bridge.

- 1610.5 With respect to a building or structure which has frontage on Half Street SE south of M Street SE or Front Street SE south of M Street SE,:
- (a) The building or structure shall provide for safe and active streetscapes through building articulation, landscaping, and the provision of active ground level uses including retail, entertainment, cultural, and pedestrian concourse space;
  - (b) The building or structure shall provide for safe and convenient movement to and through the site, including to public transit, the Ballpark, and to the Anacostia River; and
  - (c) The application shall include view analysis which assesses openness of views and vistas around, including views toward the Capitol Dome, other federal monumental buildings, the Ballpark, and the waterfront.
- 1610.6 With respect to a building or structure which has frontage on South Capitol Street SE:
- (a) The building or structure shall incorporate massing, materials, and buildings and streetscape landscaping to further the design and development of properties in a manner that is sensitive to the establishment of South Capitol Street as a monumental civic boulevard;
  - (b) The building or structure shall incorporate massing, location of access to parking and loading, and location of service areas to recognize the proximate residential neighborhood use and context, as applicable; and
  - (c) The application shall include view analysis which assesses openness of views and vistas around, including views toward the Capitol Dome, other federal monumental buildings, the Ballpark, and the waterfront.
- 1610.7 The Commission may hear and decide any additional requests for special exception or variance relief needed for the subject property. Such requests shall be advertised, heard, and decided together with the application for Zoning Commission review and approval.
- 1610.8 At the time of filing an application with the Commission, the applicant shall pay the filing fee specified in § 3180.1(b)(16), plus such fees as apply to any additional zoning relief requested. The provisions of § 3181 relating to the administration of fees shall apply, except that the applicant may appeal any decision of the Director regarding the fee schedule to the Commission, which shall decide the appeal as a preliminary matter to hearing the application.

DEC 16 2005

1610.10 A building that qualifies as a Capitol South Receiving Zone site under § 1709.18 and for which a building permit has been applied for prior to August 31, 2001, shall not be subject to the requirements of this section.”

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.)).

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 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 JEFFRIES, JOHN G. PARSONS, AND MICHAEL G. TURNBULL, FAIA, ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON S. SCHELLIN, ACTING SECRETARY TO THE ZONING COMMISSION.**



Z.C. PUBLIC HEARING NOTICE  
Z.C. CASE NO. 05-19  
PAGE NO. 2

The C-2-A District permits mixed residential and commercial development as a matter-of-right, to a maximum lot occupancy of 60% for residential use, a maximum FAR of 2.5, with a limit of 1.5 of non-residential FAR, and a maximum height of 50 feet. Under Chapter 24, the guideline for height in a PUD is 65 feet and the guideline for FAR in a PUD is 3.0, with a limit of 2.0 of non-residential FAR. The C-3-A District permits mixed residential and commercial development as a matter-of-right, to a maximum lot occupancy of 75% for residential use, a maximum FAR of 4.0, with a limit of 2.5 of non-residential FAR, and a maximum height of 65 feet. Under Chapter 24, the guideline for height in a PUD is 90 feet and the guideline for FAR in a PUD is 4.5, with a limit of 3.0 of non-residential FAR.

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;

Z.C. PUBLIC HEARING NOTICE  
Z.C. CASE NO. 05-19  
PAGE NO. 3

- (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**

Z.C. PUBLIC HEARING NOTICE  
Z.C. CASE NO. 05-19  
PAGE NO. 4

(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 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.**

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