

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 30, 2005  
PETITION DATE: FEBRUARY 13, 2006  
HEARING DATE: MARCH 1, 2006

LICENSE#: 17577  
LICENSEE: LEE SHIN K AND KYE S  
TRADE NAME: SHEELE'S MARKET  
LICENSE CLASS: RETAILER'S "B"  
ADDRESS: 1331- 29<sup>TH</sup> ST., NW

WARD 2 ANC 2E06

NOTICE IS HEREBY GIVEN THAT THIS APPLICANT HAS APPLIED FOR A SUBSTANTIAL CHANGE UNDER THE D.C. ALCOHOLIC BEVERAGE CONTROL ACT AND THAT THE OBJECTORS ARE ENTITLED TO BE HEARD BEFORE THE GRANTING OF SUCH LICENSE 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 REQUEST TO CHANGE THE HOURS FOR ALCOHOLIC BEVERAGE SALES.

OLD HOURS

SUNDAY THROUGH SATURDAY, 9AM-7:30PM

NEW HOURS

SUNDAY, 9AM-8:00PM

MONDAY THROUGH SATURDAY, 9AM-8:30PM

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POSTING DATE: DECEMBER 30, 2005  
PETITION DATE: FEBRUARY 13, 2006  
HEARING DATE: MARCH 1, 2006

LICENSE#: 26230  
LICENSEE: INDIA 2000 LLC  
TRADE NAME: MANTIS  
LICENSE CLASS: RETAILER'S "C" RESTAURANT  
\*ADDRESS: 1847 COLUMBIA RD., NW

WARD 1      ANC 1C03

NOTICE IS HEREBY GIVEN THAT THIS APPLICANT HAS APPLIED FOR A SUBSTANTIAL CHANGE UNDER THE D.C. ALCOHOLIC BEVERAGE CONTROL ACT AND THAT THE OBJECTORS ARE ENTITLED TO BE HEARD BEFORE THE GRANTING OF SUCH LICENSE 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 HOURS OF OPERATION.

NEW HOURS

SUNDAY, 10AM TO 12MIDNIGHT  
MONDAY, 11:30 TO 12MIDNIGHT  
TUESDAY, 11:30 TO 1AM  
WEDNESDAY AND THURSDAY, 11:30AM TO 2AM  
FRIDAY, 11:30 TO 3AM  
SATURDAY, 10AM TO 3AM

ENTERTAINMENT LICENSEE IS AUTHORIZED FOR A D.J. ON THE PREMISES DURING THE FOLLOWING HOURS:

SUNDAY AND MONDAY FOR PRIVATE PARTIES ONLY, 10AM UNTIL 12MIDNIGHT  
TUESDAY FOR PRIVATE PARTIES ONLY, 11:30AM UNTIL 12:30AM  
WEDNESDAY FOR PRIVATE PARTIES ONLY, 11:30AM UNTIL 1AM  
THURSDAY 11:30AM UNTIL 2AM  
FRIDAY AND SATURDAY, 10AM UNTIL 3AM

SIDEWALK CAFÉ/SUMMER GARDEN

SUNDAY THROUGH SATURDAY, 12NOON UNTIL 11PM

11232

READVERTISED\*

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 30, 2005  
PETITION DATE: FEBRUARY 13, 2006  
HEARING DATE: MARCH 1, 2006

LICENSE#: 74503  
LICENSEE: GREEN ISLAND HEAVEN AND HELL, INC.  
TRADE NAME: GREEN ISLAND CAFÉ/HEAVEN & HELL  
LICENSE CLASS: RETAILER'S "C" TAVERN  
\*ADDRESS: 2327- 18<sup>TH</sup> ST., NW

WARD 1      ANC 1C07

NOTICE IS HEREBY GIVEN THAT THIS APPLICANT HAS APPLIED FOR A SUBSTANTIAL CHANGE UNDER THE D.C. ALCOHOLIC BEVERAGE CONTROL ACT AND THAT THE OBJECTORS ARE ENTITLED TO BE HEARD BEFORE THE GRANTING OF SUCH LICENSE 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.

NATURE OF OPERATION

LICENSEE IS INCORPORATING AND CHANGING THE CLASS OF LICENSE FROM A FROM "C" RESTAURANT TO A "C" TAVERN. PIPED IN MUSIC FEATURING A VARIETY OF MUSIC/ARTIST. NO NUDE PERFORMANCES WILL TAKE PLACE. ENTERTAINMENT INCLUDES DEEJAY.

HOURS OF OPERATION

SUNDAY THROUGH THURSDAY, 5PM-2AM  
FRIDAY AND SATURDAY, 5PM-3AM

SALE, SERVICE OR CONSUMPTION OF ALCOHOLIC BEVERAGES

SUNDAY THROUGH THURSDAY, 5PM-2AM  
FRIDAY AND SATURDAY, 5PM-3AM

11233

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

17450      **Application of James Fife and Catherine McCulloch, pursuant to**  
ANC-6C      11 DCMR § 3104.1, for a special exception to allow a rear addition  
to an existing single-family row dwelling under section 223, not  
meeting the lot occupancy requirements (section 403) and  
nonconforming structure provisions (subsection 2001.3) in the R-4  
District at premises 614 A Street, N.E. (Square 867, Lot 97).

**WARD FOUR**

17451      **Application of Richard E. Cytowic, pursuant to 11 DCMR §**  
ANC-4C      3104.1, for a special exception to allow a second story addition  
above an existing attached garage serving a single-family detached  
dwelling under section 223, not meeting the rear yard requirements  
(section 404), in the R-1-B District at premises 4720 Blagden  
Terrace, N.W. (Square 2656, Lot 36).

**WARD TWO**

17447      **Application of 2142 O Street LLC, pursuant to 11 DCMR §**  
ANC-2B      3103.2, for a variance from the floor area ratio requirements under  
subsection 402.4, and a variance from the nonconforming structure  
provisions under subsection 2001.3, to allow the enlargement of an  
existing vacant former apartment building from 10 units to 8-9

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condominium units in the DC/R-5-B District at premises 2142 O Street, N.W. (Square 69, Lot 218).

P.M.

WARD EIGHT

17433      **Application of Access Housing, Inc.**, pursuant to 11 DCMR §  
ANC-8E      3104.1, for a special exception to establish emergency shelters  
(totaling ninety-one (91) beds) for homeless veterans in two  
abutting, former apartment buildings under sections 358 and 360, in  
the R-5-A District at premises 820 and 838-842 Chesapeake Street,  
S.E. (Square 6160, Lots 89 and 872).

WARD TWO

17430      **Appeal of Rodut Associates of DC LP**, pursuant to 11 DCMR §§  
ANC-2F      3100 and 3101, from the administrative decision of the Zoning  
Administrator, Department of Consumer and Regulatory Affairs  
(DCRA) to issue Certificate of Occupancy (C of O) Permit No.  
100692, dated July 5, 2005, authorizing the use of an apartment  
building. Appellant alleges that DCRA erred by issuing the C of O  
for two principal structures on a single lot in violation of 11 DCMR  
§ 3202.2. The approved DCRA construction plans show a yet to be  
built above ground connection between the two buildings. The  
subject property is located in the DD/C-3-C District at premises  
1150 K Street, N.W. (Square 317, Lot 25).

**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.

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Individuals and organizations interested in any application may testify at the public hearing or submit written comments to the Board. Individuals and organizations wishing party status in any case before the Board must request that status and should do so in writing not less than fourteen (14) days prior to the date set for the public hearing on the particular application in accordance with Subsection 3106.2. All requests and comments should be submitted to the Board

through the Director, Office of Zoning, 441 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 3/21/06 rsn

DISTRICT OF COLUMBIA REGISTER

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

**TIME AND PLACE:** Monday, March 6, 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. 05-25 (4<sup>th</sup> Street and Rhode Island Avenue, N.E. – H Street Community Development Corporation)**

**THIS CASE IS OF INTEREST TO ANC 5C**

On July 29, 2005, the Office of Zoning received an application from the H Street Community Development Corporation. The Applicant is requesting approval of a planned unit development (PUD) under the existing C-3-A District. The Office of Planning provided its report on September 30, 2005, and the case was set down for hearing on October 17, 2005. The Applicant provided its prehearing statement as part of its application on December 6, 2005.

The property that is the subject of this application consists of approximately 39,190 square feet of land area and is located on the east side of 4<sup>th</sup> Street between Rhode Island Avenue and Edgewood Street, N.E., Square 3629, lot 808. The subject property is currently zoned C-3-A.

The Applicant proposes to construct a nine story apartment house containing approximately 170 units, including approximately 3,000 square feet of neighborhood serving retail space on the ground floor. The total gross floor area of the project is approximately 176,355 square feet; the proposed FAR of the building is 4.5. The height of the new building will be 90 feet. The building will contain approximately 128 underground parking spaces.

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, of which no more than 2.5 may be devoted to other than residential uses and a maximum height of sixty-five 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, of which no more than 3.0 may be commercial.

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

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statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

**How to participate as a party.**

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;

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- (3) The distance between the person's property and the property that is the subject of the application before the Commission;
- (4) The economic, social, or other impacts likely to affect the person and/or the person's property if the action requested of the Commission is approved or denied; and
- (5) An explanation of how the person's interest as identified in response to paragraph (4) would likely be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.

The applicant shall also provide the information indicated in (e) through (h) to the extent that the information is not contained in the Applicant's prehearing submission as required by 11 DCMR § 3013.1. The information shall be filed no later than fourteen (14) days before the date of the hearing.

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

**Time limits.**

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

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

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 210, 441 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, ACTING SECRETARY TO THE ZONING COMMISSION.**

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

**TIME AND PLACE:**            **Thursday, February 23, 2006, @ 6:30 p.m.**  
**Office of Zoning Hearing Room**  
**441 4th Street, N.W., Suite 220-South**  
**Washington, D.C. 20001**

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

**Case No. 05-40 (Wesley Theological Seminary of the United Methodist Church --  
Campus Plan Square 1600, Part of Lot 811 (see attached plat))**

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

This application was filed by the Wesley Theological Seminary of the United Methodist Church, pursuant to 11 DCMR §§ 3104 and 210, for special exception approval for the review and approval of its Campus Plan. The applicant is seeking approval through the year 2015. The property is located in the Diplomatic Overlay/R-5-A Zone District for premises at 4500 Massachusetts Avenue, N.W. (Square 1600, Part of Lot 811 (as depicted on the attached plat)). The Applicant is in the process of subdividing this portion of Lot 811 and will be providing the subdivision plat to the Zoning Commission by the public hearing date.

**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.

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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 210, Washington, D.C. 20001. Please include the case number on all correspondence.

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 Rules. Except for the applicant and the ANC, to participate as a party in a proceeding before the Commission, any affected person shall file with the Commission, not less than fourteen (14) days prior to the date set for the hearing, the following information:

- (a) The person's name and address;
- (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 the legal counsel;
- (e) A list of witnesses who will testify on the person's behalf; and
- (f) 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 the 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 environmental, 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

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- (5) An explanation of how the person's interests 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 Commission shall determine who will be recognized as a party. In so determining, the Commission shall consider whether the provisions of § 3022.3 have been complied with and whether the specific information presented qualifies the person as a party.

Any person wishing to be considered a party should clearly state the request, and should also provide a daytime telephone number should it be necessary for the Office of Zoning to obtain additional information or clarification prior to the hearing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

The Zoning Commission hereby gives notice of the following procedures applicable to this case. Any person requesting to appear as a party to this application shall submit the following additional information:

1. A summary of the testimony of each witness.
2. 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 of qualifications of the proposed experts.
3. The total amount of time that will be required to present the case.

The information cited above shall also be submitted by the applicant. To the extent that the information is not contained in the applicant's prehearing submission required by 11 DCMR § 3013.1, the information shall be filed no later than 14 days before the date of the hearing.

**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 S. SCHELLIN, ACTING SECRETARY TO THE ZONING COMMISSION.**

