

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

HEARING DATE: NOVEMBER 10, 2004

SEPTEMBER 10, 2004 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 NOVEMBER 10, 2004 AT 10:00 A.M., 7TH FLOOR, SUITE 7200, 941 NORTH CAPITOL ST., N.E.

APPLICATION NO. 60754, RACHEL'S PLACE CORPORATION T/A CAFE PHILLIPS RETAILER'S, CLASS "D" RESTAURANT, 650 MASSACHUSETTS AVE., NE

WARD 6 ANC 6C06

NATURE OF OPERATION

NEW, RESTAURANT SERVING SANDWICHES, SALADS AND BEVERAGES
NO ENTERTAINMENT.

SALE AND SERVICE OF ALCOHOLIC BEVERAGES

CLOSED ON SUNDAYS

MONDAY THROUGH SATURDAY 9:00AM - 9:00PM

PETITION AND/OR REQUEST TO APPEAR BEFORE
THE BOARD MUST BE FILED ON OR BEFORE
OCTOBER 26, 2004

ALCOHOLIC BEVERAGE REGULATION ADMINISTRATION
941 NORTH CAPITOL STREET, NE, 7TH FLOOR, ROOM 7200
WASHINGTON, DC 20002

HEARING DATE 11/10/2004
PETITION DATE 10/26/2004
POSTING DATE 09/10/2004

RENEWALS

THE FOLLOWING ABC ESTABLISHMENTS ARE RENEWING THEIR
LICENSES

APP. NO. 11013 SER CORPORATION
T/A GALILEO
LIC. NO. 14727 1110 21ST St. NW
ANC 2B06
RETAILER CRO2

APP. NO. 11652 FATOOSH RESTAURANT
T/A FETOOSH RESTAURANT
LIC. NO. 3802 3277 M STREET, NW
ANC 2E05
RETAILER CR01

APP. NO. 25241 CDR, INC.
T/A BANDUCCI'S
LIC. NO. 26465 601 2ND STREET, NW
ANC 6C01
RETAILER DR01

APP. NO. 25891 TKUE-KONGIT
T/A BLUE NILE CAFÉ & MARKET
LIC. NO. 60484 600 FLORIDA AVE. NW
ANC 2C02
RETAILER CR01

APP. NO. 34774 DISTRICT OF COLUMBIA JEWISH COMMUNITY
CENTER INC.
T/A DCJCC
LIC. NO. 24489 1529 16TH STREET, NW
ANC 2B05
RETAILER DR02

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941 NORTH CAPITOL STREET, NE 7TH FLOOR, ROOM 7200
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APP. NO. 37586 D.C. TUNNEL, INC.
T/A D.C. TUNNEL
LIC. NO. 60237 2135 QUEENS CHAPEL ROAD NE
ANC. 5B09
RETAILER CR04

APP. NO. 60837 SOLIN INC.
T/A KANLAYA THAI CUISINE
LIC. NO. 71293 740 6TH STREET, NW
ANC. 2C03
RETAILER CR01

**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 public hearings on applications 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 applications. The hearings will be held at the Office of Planning, 801 North Capitol Street, NE, in Hearing Room 3000 (3rd floor), Washington, D.C. 20002.

- 1) Hearing Date: **Monday October 4, 2004, at 9:30 a.m.**
 Case Number: H.P.A. 04-271
 Address: 2649 Connecticut Avenue, NW
 Type of Work: Alteration – attachment of flaps to sidewalk café canopy

Affected Historic Property: Woodley Park Historic District
Affected ANC: 3C

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.

- 2) Hearing Date: **Monday October 4, 2004, at 11:00 a.m.**
 Case Number: H.P.A. 03-155
 Address: 1425 W Street, NW
 Type of Work: Window replacement with vinyl windows

Affected Historic Property: Greater U Street Historic District
Affected ANC: 1B

The Applicant's claim is 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, NOVEMBER 9, 2004
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 FOUR

17227
ANC-4B **Application of Dianne Carrington**, pursuant to 11 DCMR § 3104.1, for a special exception to allow a two-story rear addition to an existing single-family row dwelling under section 223, not meeting the lot occupancy (403), and side yard (section 405) requirements in the R-2 District at premises 810 Sheridan Street, N.W. (Square 2980, Lot 46).

WARD THREE

17230
ANC-3C **Application of T. Michael Dompas and Howard R. Griffin**, pursuant to 11 DCMR § 3104.1, for a special exception to allow a one-story rear addition to an existing single-family semi-detached dwelling under section 223, not meeting the rear yard (section 404), side yard (section 405) and nonconforming structure provisions (subsection 2001.3), in the R-1-B District at premises 3304 Cleveland Avenue, N.W. (Square 2100, Lot 4).

WARD ONE

17228
ANC-1A **Application of Samuel C. Reynolds**, pursuant to 11 DCMR § 3103.2, for a variance from the floor area ratio requirements under section 771, to allow commercial/office use on the 1st, 2nd and portion of the basement in the C-2-A District at premises 3109 Georgia Avenue, N.W. (Square 3047, Lot 113).

P.M.

WARD ONE

17231 **Application of Teofilo Ayala**, pursuant to 11 DCMR § 3103.2, for a
ANC-1A variance from the floor area ratio requirements under section 771, to
allow the conversion of an existing building to a restaurant in the C-
2-A District at premises 3568 14th Street, N.W. (Square 2688, Lot
22).

WARD THREE

17229 **Application of Hillwood Museum and Gardens**, pursuant to 11
ANC-3F DCMR § 3103.2, for a variance to allow modification of certain
previous conditions of BZA Orders (including BZA Order No
16019), governing the operation of an approved museum under
section 201, in the R-1-A District at premises 4155 Linnean Avenue,
N.W. (Square 2245, Lot 1).

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

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NOVEMBER 9, 2004

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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 11/9/04 rsn

**BOARD OF ZONING ADJUSTMENT
PUBLIC HEARING NOTICE
TUESDAY, NOVEMBER 16, 2004
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 ONE

17233
ANC-1B **Application of York Van Nixon, IV**, pursuant to 11 DCMR § 3103.2, for a variance from the floor area ratio requirements under section 402, a variance from the rear yard requirements under section 404, and a variance from the nonconforming structure provisions under subsection 2001.3, to allow a third floor addition to a single-family row dwelling in the R-4 District at premises 2237 10th Street, N.W. (Square 357, Lot 92).

WARD SEVEN

17236
ANC-7B **Application of B&F LLC**, pursuant to 11 DCMR § 3103.2, for a variance from the lot area requirements under section 401, to allow the construction of a new single-family detached dwelling in the R-5-A District at premises 2828 R Street, S.E. (square 5584, Lot 118).

WARD ONE

17232
ANC-1A **Application of RLA Revitalization Corporation**, pursuant to 11 DCMR § 3104.1, for a special exception from the roof structure requirements under section 411, and pursuant to 11 DCMR § 3103.2, for a variance from the off-street parking requirements under subsection 2101.1, to permit a multi-use commercial establishment in the C-3-A District at premises 1400-1420 Park Road, N.W., 3100-3220 14th Street, N.W., and 1417-1437 Irving Street, N.W. (Square 2674, Lots 719, 720, 812, 832, 863, 866, 869, 870, 871, and 872).

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P.M.

WARD THREE

17234 **Application of D.C. Fire Engine Company No. 29**, pursuant to 11
ANC-3D DCMR § 3103.2, for a variance from the lot occupancy requirements
under section 403, a variance from the side yard requirements under
section 405, and a variance from the off-street parking requirements
under subsection 2101.1, to allow an addition to an existing fire and
emergency medical service facility in the R-1-B District at 4811
MacArthur Boulevard, N.W. (Square 1372, Lot 808).

WARD EIGHT

17215 **Application of Archdiocese of Washington (Victory Youth**
ANC-8D Centers), pursuant to 11 DCMR § 3104.1, for a special exception to
operate a private elementary and middle school (200 to 500 students
and 22 Staff) under section 206, and construction of a
gymnasium/youth recreation Center serving the church, school, and
community (having 5 full time employees) under section 334, in the
R-5-A District at premises 4275 4th Street, S.E. (Square 6242, Lot
834).

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

BZA PUBLIC HEARING NOTICE

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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 11/16/04 rsn

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

TIME AND PLACE: **Thursday, October 28, 2004, at 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. 04-16 (Text and Map Amendments to Establish and Map the Takoma Neighborhood Commercial Overlay Zone)

THIS CASE IS OF INTEREST TO ANCs 4B & 4D

The District of Columbia Office of Planning (“OP”) has requested that the Zoning Commission establish and map a new Neighborhood Commercial Overlay over certain portions of the Takoma Central District. The Overlay is proposed to help advance objectives identified in the Takoma Central District Plan, which received final approval from the Council of the District of Columbia on June 4, 2002. The proposed text amendment would add a new § 1310 to Chapter 13 of Title 11 of the District of Columbia Municipal Regulations (“DCMR”).

Title 11 DCMR (Zoning) is proposed to be amended as follows:

Add a new § 1310 to Chapter 13, “Neighborhood Commercial Overlay District.”

1310 TAKOMA NEIGHBORHOOD COMMERCIAL OVERLAY DISTRICT

1310.1 The Takoma Neighborhood Commercial Overlay District (TK) applies to Squares 3188 and 3278 in their entirety, and certain lots and portions of lots zoned C-2-A on:

- (a) Square 3187 along the frontages of Blair Road and Cedar Street, N.W.;
- (b) Squares 3275 and 3276 along the frontage of 4th Street, N.W.;
- (c) Squares 3352, 3353, 3354, 3356, and 3357 along the frontages of Cedar Street and Carroll Street, N.W.; and
- (d) Square 3280 along the frontages of Blair Road, Butternut Street, and 4th Street, N.W.

- 1310.2 The Overlay begins at the street right-of-way lines abutting the Squares named in § 1310.1, and extends to a depth of one hundred feet (100 ft).
- 1310.3 In addition to the purposes in § 1300, the purposes of the Takoma Overlay District are to:
- (a) Reserve sufficient open space to provide adequate light and air to encourage retail and service uses, and pedestrian circulation in the vicinity of the Takoma Metro station;
 - (b) Require a minimum clear floor-to-ceiling height on the ground floor sufficient to accommodate the needs of neighborhood-serving retail, service and office uses; and
 - (c) Allow and encourage residential development to help meet the need for housing, enhance safety, and provide sufficient resident population to support neighborhood-serving retail, service, and office uses.
- 1310.4 For the purposes of § 1302, the designated use area within the Takoma Overlay District shall coincide with the boundaries of this District, as set forth in §§ 1310.1 and 1310.2.
- 1310.5 For the purposes of §§ 1302.5 and 1303.2, the designated roadways within the Takoma Overlay District shall be portions of 4th Street, N.W., Blair Road, N.W., Cedar Street, N.W. to the intersection with Carroll Street, N.W., and Carroll Street, N.W. that abut any property zoned C-2-A on Squares named in § 1310.1.
- 1310.6 The street wall of each new building fronting on Blair Road, N.W., Cedar Street, N.W., and Carroll Street, N.W.; or any addition to an existing building frontage on any of these streets shall set back for its entire height and frontage not less than thirteen feet (13 ft.), measured from the adjacent curbline.
- 1310.7 The ground floor level of each new building or building addition shall have a minimum clear floor-to-ceiling height of fourteen feet (14 ft.).
- 1310.8 Those portions of buildings with a minimum clear floor-to-ceiling height of fourteen feet (14 ft.) on the ground floor level shall be permitted a total building height of fifty-five feet (55 ft.).
- 1310.9 DEFINITION
- 1310.10 When used in § 1310, the following term has the meaning ascribed:

Clear Floor-to-Ceiling Height: A vertical distance measured from the finished floor to the finished ceiling that is unobstructed by any of the following:

- a) Elements of the building structure other than columns and walls;
- b) Components of mechanical or plumbing systems; or
- c) Components of electrical systems, except lighting fixtures.

If the ceiling is not finished, the distance shall be measured to the lowest point of any of the structural elements or systems referenced in a), b), or c) above.

Proposed amendments to the Zoning Regulations and Map of the District of Columbia are authorized pursuant to the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797; D.C. Official Code § 6-641.01 *et seq.*)

The public hearing on this case will be conducted as a rulemaking in accordance with the provisions of § 3021 of the District of Columbia Municipal Regulations, Title 11, Zoning. The Commission will impose time limits on testimony presented to it at the public hearing.

All individuals, organizations, or associations wishing to testify in this case should file their intention to testify in writing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

Information should be forwarded to the Secretary of the Zoning Commission, Office of Zoning, Suite 210, 441 4th Street, N.W., Washington, D.C. 20001. Please include the number of the 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, JOHN G. PARSONS, KEVIN L. HILDEBRAND, AND GREGORY N. JEFFRIES ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY ALBERTO P. BASTIDA, AICP, SECRETARY TO THE ZONING COMMISSION.