

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

HEARING DATE: OCTOBER 27, 2004

AUGUST 27, 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 OCTOBER 27, 2004 AT 10:00 A.M., 7<sup>TH</sup> FLOOR, SUITE 7200, 941 NORTH CAPITOL ST., N.E.

APPLICATION NO. 3254, 1727 CORP. T/A LAS PLACITAS RESTAURANT RETAILER'S, CLASS "C" RESTAURANT, 517 8<sup>th</sup> STREET, SE

WARD 6 ANC 6B04

NATURE OF OPERATION  
LICENSEE REQUEST SIDEWALK CAFÉ WITH SEATING CAPACITY FOR FOUR (4) PERSONS.

SALE AND SERVICE OF ALCOHOLIC BEVERAGES  
SUNDAY THROUGH SATURDAY 11:00AM - 11:00PM

PETITION AND/OR REQUEST TO APPEAR BEFORE  
THE BOARD MUST BE FILED ON OR BEFORE  
OCTOBER 12, 2004

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

HEARING DATE OCTOBER 27, 2004

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APPLICATION NO. 60828 14<sup>TH</sup> & V, INC. T/A THE WHITE RABBIT CAFE  
RETAILER "C" RESTAURANT, 2045- 14<sup>TH</sup> STREET, NW

WARD 1 SMD 1B04

NATURE OF OPERATION

NEW RESTAURANT, WITH BACKGROUND MUSIC, OCCASIONAL PIANO  
PLAYER AND SHOWING OF FILMS.

SALE AND SERVICE OF ALCOHOLIC BEVERAGES

SUNDAY 10:00AM- 2:00AM

MONDAY THROUGH THURSDAY 8:00AM – 2:00AM

FRIDAY AND SATURDAY 8:00AM TO 3:00AM

PETITION AND/OR REQUEST TO APPEAR BEFORE  
THE BOARD MUST BE FILED ON OR BEFORE  
OCTOBER 12, 2004

ALCOHOLIC BEVERAGE REGULATION ADMINISTRATION  
941 NORTH CAPITOL STREET, NE, 7<sup>TH</sup> FLOOR, ROOM 7200  
WASHINGTON, D.C. 20002

HEARING DATE 10/27/2004  
PETITION DATE 10/12/2004  
POSTING DATE 8/27/2004

THE FOLLOWING ABC ESTABLISHMENTS ARE RENEWING THEIR LICENSE

APP. NO. 747 Sulgrave Club Inc  
LIC. NO. 221 T/A SULGRAVE CLUB  
ANC 2B07 1801 Massachusetts Ave NW  
Retailer CX Club 01

APP. NO. 3729 R&A Restaurant Development Company Georgetown, LLC  
LIC. NO. 71127 T/A Five Guys  
ANC 2E06 1335 Wisconsin Ave NW  
Retailer CR 01

APP. NO. 5589 Bianca Inc  
LIC. NO. 60049 T/A MARX CAFÉ AMERICAN BAR  
ANC 1D04 3203 Mt Pleasant St NW  
Retailer CR 01

APP. NO. 6453 D.C. Hotel-vefiii Operator, Inc.  
LIC. NO. 13949 T/A JEFFERSON HOTEL (THE)  
ANC 2B05 1200 16th St NW  
Retailer CH 02

APP. NO. 7772 Bivalve Llc  
LIC. NO. 26522 T/A JOHNNY'S HALF SHELL  
ANC 2B02 2002 P St NW  
Retailer CR 01

APP. NO. 8242 Jade, Llc  
LIC. NO. 26690 T/A SAVEUR RESTAURANT  
ANC 3B03 2218 Wisconsin Ave NW  
Retailer CR 02

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THE FOLLOWING ABC ESTABLISHMENTS ARE RENEWING THEIR LICENSE

APP. NO. 8793 Csbt Inc  
LIC. NO. 24682 T/A TOWN HOUSE TAVERN RESTAURANT  
ANC 2B04 1637 R St NW  
Retailer CR 02

APP. NO. 8813 Miss Saigon Of Georgetown ,Inc.  
LIC. NO. 23816 T/A MISS SAIGON  
ANC 2E06 3057 M St NW  
Retailer CR 01

APP. NO. 9597 Louyans Inc  
LIC. NO. 14818 T/A CITY LIGHTS OF CHINA  
ANC 2B01 1729 - 1731 Connecticut Ave NW  
Retailer CR 01

APP. NO. 10905 Hml Rose Inc  
LIC. NO. 23533 T/A LINDYS BON APPETIT  
ANC 2A01 2040 I St NW  
Retailer CR 01

APP. NO. 11121 White Tiger Inc  
LIC. NO. 24767 T/A WHITE TIGER RESTAURANT (THE)  
ANC 6C08 301 Massachusetts Ave NE  
Retailer CR 01

APP. NO. 26062 Rendez- Vous, Inc.  
LIC. NO. 10630 T/A CASHIONS EAT PLACE  
ANC 1C03 1819 Columbia Rd NW  
Retailer CR 01

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THE FOLLOWING ABC ESTABLISHMENTS ARE RENEWING THEIR LICENSE

APP. NO. 27680 President & Director Of Georgetown College  
LIC. NO. 12331 T/A LEAVEY CENTER  
ANC 2E04 3800 Reservoir Rd NW  
Retailer CR 04

APP. NO. 30774 The Shakespeare Theatre At The Folger Library  
LIC. NO. 17109 T/A THE SHAKESPEARE THEATRE AT THE FOLGER LIBRARY  
ANC 6C09 450 7th St NW  
Retailer CX  
Multipurpose  
Facility 07

APP. NO. 31483 Warner Theatre Concessions Inc  
LIC. NO. 17917 T/A WARNER THEATRE  
ANC 2F03 1299 Pennsylvania Ave NW  
Retailer CX  
Multipurpose  
Facility 07

APP. NO. 32109 Sudad K Zanganah (Kardo Inc)  
LIC. NO. 23860 T/A FRESCO  
ANC 2A04 2554 Virginia Ave NW  
Retailer DR 01

APP. NO. 34662 Ncs,inc  
LIC. NO. 24321 T/A DUPLEX DINER  
ANC 1C01 2002 18th St NW  
Retailer CR 01

**ALCOHOLIC BEVERAGE REGULATION ADMINISTRATION  
941 NORTH CAPITOL STREET, NE, 7<sup>TH</sup> FLOOR, ROOM 7200  
WASHINGTON, D.C. 20002****HEARING DATE      10/27/2004  
PETITION DATE     10/12/2004  
POSTING DATE      8/27/2004****THE FOLLOWING ABC ESTABLISHMENTS ARE RENEWING THEIR LICENSE****APP. NO. 35201      Izalco Restaurant Inc  
LIC. NO. 25144      T/A IZALCO RESTAURANT  
ANC 2F05            1228 11th St NW  
Retailer CR 01****APP. NO. 35466      Palena Llc  
LIC. NO. 60263      T/A PALENA  
ANC 3C04            3529 Connecticut Ave NW  
Retailer CR 01****APP. NO. 35516      Cwh,inc.  
LIC. NO. 25606      T/A LEI GARDEN  
ANC 2C03            629 H St NW  
Retailer CR 03****APP. NO. 35645      Rlj Restaurant Of Dc Llc  
LIC. NO. 25782      T/A ORTANIQUE  
ANC 2C03            730 11th St NW  
Retailer CR 03****APP. NO. 36447      Ark Southwest D.C. Corp  
LIC. NO. 26658      T/A THUNDER GRILL  
ANC 6C05            50 Massachusetts Ave NE  
Retailer CR 01****APP. NO. 50039      Staccato Enterprises, Inc  
LIC. NO. 60098      T/A STACCATO  
ANC 1C01            2006 18th St NW  
Retailer CR 01**

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THE FOLLOWING ABC ESTABLISHMENTS ARE RENEWING THEIR LICENSE

APP. NO. 50052 Your Swiss Chef, Inc.  
LIC. NO. 60150 T/A BISTRO BERNOISE  
ANC 3D05 5120 Macarthur Blvd NW  
Retailer DR 01

APP. NO. 50059 Café Dupont LLC  
LIC. NO. 60138 T/A CAFÉ CITRON  
ANC 2B07 1343 Connecticut Ave NW  
Retailer CR 02

APP. NO. 50085 American Orient Express Railway Company, LLC  
LIC. NO. 60205 T/A AMERICAN ORIENT EXPRESS  
ANC 2B06 830 19th Ave  
Retailer CX  
Marine Vessel,  
Single 05

APP. NO. 50103 Ron Young Corp  
LIC. NO. 60257 T/A LEX CAJUN GRILL  
ANC 3C02 2608 Connecticut Ave NW  
Retailer CR 01

APP. NO. 50135 Malacca Corporation  
LIC. NO. 60355 T/A PENANG  
ANC 2B06 1837 M St NW  
Retailer CR 02

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POSTING DATE 8/27/2004

THE FOLLOWING ABC ESTABLISHMENTS ARE RENEWING THEIR LICENSE

APP. NO. 50244 The Little Café Inc  
LIC. NO. 60719 T/A BISTRO MED  
ANC 2E05 3288 M St NW, B  
Retailer CR 01

APP. NO. 50255 Café Europa  
LIC. NO. 60754 T/A PANACHE  
ANC 2B05 1725 Desales St NW  
Retailer CR 02

APP. NO. 60818 China, LLC  
LIC. NO. 71154 T/A MEIWAH  
ANC 2A02 1200 New Hampshire Ave NW  
Retailer CR 01

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**REVISED RENEWAL NOTICES**

**HEARING DATE      10/27/2004  
PETITION DATE     10/12/2004  
POSTING DATE      08/27/2004**

**RENEWALS**

**THE FOLLOWING ABC ESTABLISHMENTS ARE RENEWING THEIR LICENSES**

**APP. NO. 30525  
LIC. NO. 20054  
ANC 2 E05**

**BBRG WASHINGTON RESTAURANTS, INC.  
T/A PAPA RAZZI  
1064-1066 WISCONSIN AVENUE N.W.**

**BOARD OF ZONING ADJUSTMENT  
PUBLIC HEARING NOTICE  
TUESDAY, OCTOBER 26, 2004  
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 THREE**

17225  
ANC-3C      **Application of Leila Joyner Smith**, pursuant to 11 DCMR § 3104.1, for a special exception to allow a rear deck and bay window addition to an existing single-family row dwelling under section 223, not meeting the lot occupancy requirements (section 403) and nonconforming structure requirements (2001.3) in the R-4 District at premises 2214 Cathedral Avenue, N.W. (Square 2206, Lot 81).

**WARD TWO**

17220  
ANC-2A      **Application of St. Paul's Parish**, pursuant to 11 DCMR § 3103.2, for a variance from the lot occupancy requirements under section 403, a variance from the side yard requirements under section 405, a variance from the court requirements under section 406, a variance from the expansion provisions of the Foggy Bottom Overlay under subsection 1523.1, and a variance from the nonconforming structure provisions under subsection 2001.3, to allow the alteration and expansion of an existing church in the FB/R-3 District at premises 2422, 2424, and 1430 K Street, N.W. (Square 28, Lots 169 and 828).

**WARD SIX**

17224  
ANC-6B      **Application of JPI Apartments Development LP on behalf of Father Flanagan's Boys Home, et al**, pursuant to 11 DCMR § 3103.2, for a variance from the lot occupancy requirements under section 772, and a variance from the residential recreation space

BZA PUBLIC HEARING NOTICE

OCTOBER 26, 2004

PAGE NO. 2

requirements under section 773, to construct a five story mixed-use residential development including residential units, grocery store, and additional retail in the C-2-B District at premises Pennsylvania and Potomac Avenues, S.E. (Square 1045, Lots 132, 133, 134, 135, 136, 137, 834, 835, 838, and 839).

P.M.

WARD THREE

17226      **Application of John R. Klein by tenant ZIPS Dry Cleaners,**  
ANC-3F      pursuant to 11 DCMR § 3104.1, for a special exception to expand an  
existing dry cleaning establishment by 1,159 square feet under  
subsection 729.1 and 743.2(c), in the C-3-A District at premises  
4418-4420 Connecticut Avenue, N.W. (Square 1971, Lot 815).

WARD THREE

17211      **Application of National Broadcasting Corporation,** pursuant to  
ANC-3E      11 DCMR § 3104.1, for a special exception to permit the continued  
operation of a commercial broadcasting station and two commercial  
broadcasting towers under section 211, in the R-1-B District at  
premises 4001 Nebraska Avenue, N.W. (Square 1722, 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

**DISTRICT OF COLUMBIA REGISTER**  
BZA PUBLIC HEARING NOTICE  
OCTOBER 26, 2004  
PAGE NO. 3

AUG 27 2004

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 10/26/04 rsn

## ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

## NOTICE OF PUBLIC HEARING

**TIME AND PLACE:** Thursday, October 14, 2004 @ 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. 03-27 (4600 Brandywine Associates, LLC)

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

On July 22, 2003, the Office of Zoning received an application from 4600 Brandywine Associates, LLC (the "Applicant") requesting consolidated review and one-step approval of a planned unit development ("PUD") in order to develop a mixed-use, primarily residential project. The Office of Planning provided its report on February 27, 2004, and the case was set down for hearing on May 10, 2004. The Applicant provided its prehearing statement on August 4, 2004.

The subject property consists of approximately 12,661 square feet of land area and is located at 4600-4614 Wisconsin Avenue, N.W. (Square 1732, Lots 817 and 820). The subject property has frontage along Wisconsin Avenue and Brandywine Street and is currently occupied by Babe's Billiards and an adjacent building that includes a dry cleaners, tailor shop, and a small office. The property is located in the C-2-A Zone District.

Consistent with the PUD guidelines for the C-2-A District, the project will include a total of 37,983 square feet of gross floor area, will have a total FAR of 3.0, will be approximately 65 feet in height, and will occupy 60% of the Subject Property. The residential portion of the project, consisting of 42 (including one "affordable" unit) one and two bedroom condominium units accessed from Brandywine Street, will include approximately 36,333 square feet of gross floor area. The non-residential portion of the project will include approximately 1,650 square feet of neighborhood oriented retail space along Wisconsin Avenue focused at the corner of Wisconsin Avenue and Brandywine Streets. The proposed project will also provide 4,600 square feet of residential recreation space in a landscaped courtyard in the rear yard of the Subject Property that will be available to all residents of the project. The project will include two parking levels below grade, including 44 parking spaces that will be accessed from Brandywine Street. The project has a two-story base and has been broken into three distinct elements to sensitively contribute to the existing context of the neighborhood and provide a better transition to the pedestrian scale of the retail frontage. Extensive hardscape and landscape elements, such as decorative paving, terracing, and planting, at the ground floor contribute to a vibrant streetscape for Wisconsin Avenue and Brandywine Street, while the building's rich palette of materials, including brick, precast concrete, glass and metal, also elevate the level of finish in the neighborhood streetscape.

The Applicant contends that the proposed building and use is not inconsistent with the *Comprehensive Plan for the National Capital*. The architects for the Applicant are Cunningham + Quill; the land use counsel is 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 also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony is described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

**How to participate as a party.**

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations.

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status **shall file with the Commission, not less than fourteen (14) days prior to the date set for the hearing, a written statement containing the following information:**

- (a) The person's name, address, and daytime telephone number;
- (b) A request to appear and participate as a party;
- (c) Whether the person will appear as a proponent or opponent of the application;
- (d) Whether the person will appear through legal counsel, and if so, the name and address of legal counsel;
- (e) A list of witnesses who will testify on the person's behalf;
- (f) A summary of the testimony of each witness;

- (g) An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts;
- (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                            |

**Z.C. NOTICE OF PUBLIC HEARING**

**Z.C. CASE NO. 03-27**

**PAGE 4**

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, 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.**