

ALCOHOLIC BEVERAGE REGULATION ADMINISTRATION
941 NORTH CAPITOL STREET, NE, 7th FLOOR, ROOM 7200
WASHINGTON, D.C. 20002

HEARING DATE 5/5/2004

PETITION DATE 4/20/2004

POSTING DATE 3/5/2004

RENEWALS

THE FOLLOWING ABC ESTABLISHMENTS ARE RENEWING THEIR LICENSE

APP. NO. 9387	COLONNADE DELI AND WINE LLC	RET " B "
ANC 3B01	T/A COLONNADE DELI AND WINE	
	2801 NEW MEXICO AVE NW	
APP. NO. 9960	SHIN SUN CHOI & SOON JA	RET " B "
ANC 7E07	T/A TONI'S MARKET	
	5319 EAST CAPITAL ST SE	
APP. NO. 30224	REINA E. RAMOS	RET " B "
ANC 1B04	T/A MERCADITO RAMOS	
	2217 14TH STREET NW	

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

HEARING DATE: MAY 5, 2004

MARCH 5, 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 LICENSES ON MAY 5, 2004 10:00 A.M., 7TH FLOOR, SUITE 7200, 941 NORTH CAPITOL ST., N.E.

APPLICATION NO. 32879, CURRY CLUB, LLC T/A CURRY CLUB, RETAILER'S CLASS "C" RESTAURANT, 1734 WISCONSIN AVENUE NW, WARD 2 ANC 2E01

NATURE OF OPERATION

NEW RESTAURANT WITH RECORDED BACKGROUND MUSIC, NO DANCING.

SALE AND SERVICE OF ALCOHOLIC BEVERAGES

SUNDAY THROUGH THURSDAY, 11:00AM-10:30PM
FRIDAY AND SATURDAY, 11:00AM-11:00PM

PETITION AND/OR REQUEST TO APPEAR BEFORE
THE BOARD MUST BE FILED ON OR BEFORE
APRIL 20, 2004

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

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APPLICATION NO. 35181, PARKS AND SONS FOODS, INC. t/a TIGER MARKET, RETAILER'S CLASS "B" MARKET, 300 RIGGS ROAD, NE WARD 4 ANC 4B09

NATURE OF OPERATION

FOOD STORE, TRANSFER TO NEW LOCATION. LICENSE TRANSFERRED FROM SAFEKEEPING TO NEW LOCATION

SALE AND SERVICE OF ALCOHOLIC BEVERAGES

SUNDAY, 9:00AM-8:00PM

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

PETITION AND/OR REQUEST TO APPEAR BEFORE
THE BOARD MUST BE FILED ON OR BEFORE
APRIL 20, 2004

**DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD**

NOTICE OF PUBLIC HEARING

The D.C. Historic Preservation Review Board will hold a public hearing to consider applications to designate the following properties as historic landmarks in the D.C. Inventory of Historic Sites. The Board will also consider the nomination of the properties to the National Register of Historic Places:

**Case No. 04-04: Carl C. Mueller House (Affected ANC: 3G)
5209 38th Street, NW
Square 1875, Lots 10 and 11**

The hearing will take place at 10:00 a.m. on Thursday, March 25, 2004, at 441 Fourth Street, NW (One Judiciary Square), in Room 220 South. It will be conducted in accordance with the Review Board's Rules of Procedure (10 DCMR 26). A copy of the rules can be obtained from the Historic Preservation Office at 801 North Capitol Street, NE, Room 3000, Washington, DC 20002, or by phone at (202) 442-8800.

The Board's hearing is open to all interested parties or persons. Public and governmental agencies, Advisory Neighborhood Commissions, property owners, and interested organizations or individuals are invited to testify before the Board. Written testimony may also be submitted prior to the hearing. All submissions should be sent to the address above.

For each property, a copy of the historic landmark application is currently on file and available for inspection by the public at the Historic Preservation Office. A copy of the staff report and recommendation will be available at the office five days prior to the hearing. The office also provides information on the D.C. Inventory of Historic Sites, the National Register of Historic Places, and Federal tax provisions affecting historic property.

If the Historic Preservation Review Board designates the property, it will be included in the D.C. Inventory of Historic Sites, and will be protected by the D.C. Historic Landmark and Historic District Protection Act of 1978. The Review Board will simultaneously consider the nomination of the property to the National Register of Historic Places. The National Register is the Federal government's official list of prehistoric and historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our nation's heritage. Listing provides recognition of the historic importance of properties and assures review of Federal undertakings that might affect the character of such properties. If a property is listed in the Register, certain Federal rehabilitation tax credits for rehabilitation and other provisions may apply. Public visitation rights are not required of owners. The results of listing in the National Register are as follows:

Consideration in Planning for Federal, Federally Licensed, and Federally Assisted Projects:
Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects

affecting historic properties listed in the National Register. For further information, please refer to 36 CFR 800.

Eligibility for Federal Tax Provisions: If a property is listed in the National Register, certain Federal tax provisions may apply. The Tax Reform Act of 1986 (which revised the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, the Economic Recovery Tax Act of 1981, and the Tax Reform Act of 1984) provides, as of January 1, 1987, for a 20% investment tax credit with a full adjustment to basis for rehabilitating historic commercial, industrial, and rental residential buildings. The former 15% and 20% Investment Tax Credits (ITCs) for rehabilitation of older commercial buildings are combined into a single 10% ITC for commercial and industrial buildings built before 1936. The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because the tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information on certification requirements, please refer to 36 CFR 67.

Qualification for Federal Grants for Historic Preservation When Funds Are Available: The National Historic Preservation Act of 1966, as amended, authorizes the Secretary of the Interior to grant matching funds to the States (and the District of Columbia) for, among other things, the preservation and protection of properties listed in the National Register.

Owners of private properties nominated to the National Register have an opportunity to concur with or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing must submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property, and objects to the listing. Each owner or partial owner of private property has one vote regardless of the portion of the property that the party owns. If a majority of private property owners object, a property will not be listed. However, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register of Historic Places for a determination of eligibility for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If an owner chooses to object to the listing of the property, the notarized objection must be submitted to the above address by the date of the Review Board meeting.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Notice of Community Participation Hearing on:

**“The District’s Draft HUD Section 108 Loan Guarantee Application
for the Skyland Project and Proposed Modification to the FY 2004
Consolidated Plan Action Plan”**

for Tuesday, March 23, 2004; 7:00 PM to 9:00 PM

Mr. Stanley Jackson, Director, Department of Housing and Community Development (DHCD), in conjunction with Mr. Eric Price, Deputy Mayor for Planning and Economic Development (DMPED), announces a Public Hearing to receive comments on the District of Columbia Draft HUD Section 108 Loan Guarantee Program Application for the Skyland Project (Application) and the subsequent Draft Proposed Modification to the Consolidated Plan for the District of Columbia, FY 2004 Action Plan (Modification).

The Government of the District of Columbia is preparing an application to the U.S. Department of Housing and Urban Development (HUD) under the Section 108 Loan Guarantee Program. The draft Proposed Modification of the FY 2004 Consolidated Plan Action Plan will be amended to add under DHCD Programs, Section 108 Loan Guarantee Program, page 69, the following: *In FY 2004, the District Government will submit an Application to HUD requesting up to a \$27.965 million loan guarantee to provide financing for the redevelopment of a major retail shopping center, known as Skyland. The District intends to make a loan for up to \$24.9 million of the available Section 108 proceeds to the National Capital Revitalization Corporation (NCRC), an instrumentality of the District of Columbia, to acquire land, relocate current tenants, demolish existing buildings, and complete environmental remediation. Once NCRC has acquired lands, completed relocation and prepared the site, it will convey land to the proposed developer, consisting of the Rappaport Companies, Harrison-Malone Development, the Washington East Foundation, and Marshall Heights Community Development Organization. The District, if approved under the federal Community Development Block Grant (CDBG) regulations regarding the use of program income, intends to repay the Section 108 debt using NCRC proceeds from the sale of the Government Printing Office (GPO) site owned by a NCRC subsidiary, and if necessary from other sources provided by NCRC. If there are insufficient funds from the sale of the GPO site or from NCRC, the District has pledged its future CDBG funds for annual debt repayments over the 20-year loan period.*

The Skyland Project will be located at the intersection of Good Hope Road and Alabama Avenue, SE, in the Hillcrest neighborhood of Ward Seven.

Copies of the Summary, Application, and Modification will be available at public libraries, Advisory Neighborhood Commissions, and local community development organizations, and at DHCD, 801 North Capitol Street, NW, 8th Floor Receptionist desk, or on the website: www.dhcd.dc.gov.

The Public Hearing to receive comments on the Draft Application and Modification will be held:

Tuesday, March 23, 2004

7:00 PM to 9:00 PM

**Holy Comforter Lutheran Church
3319 Alabama Avenue, SE (at Branch Avenue)**

If you wish to present oral testimony at the hearing, contact Ms. Pamela Hillsman, Community Development Resource Specialist, at (202) 442-7256 or Pamela.hillsman@dc.gov, by Monday, March 22, 2004, and please provide your name, address, telephone number and organizational affiliation, if any. For Telecommunications Device for the Deaf (TDD) relay service, call (800) 201-7165. A sign language interpreter and Spanish translation services will be provided.

Written statements may be submitted for the record at the hearing or until close of business Tuesday, April 6, 2004. Written statements may be mailed to: Mr. Stanley Jackson, Director, DHCD, Attn: OSC, 801 North Capitol Street, NE, Washington, DC 20002. Questions regarding the Application and Modification may be directed to: Victor Selman / Beatrix Fields (DHCD) at 202.442.7210, or Alex Nyhan / Michael Jasso (DMPED) at 202.724.7014.

**BOARD OF ZONING ADJUSTMENT
PUBLIC HEARING NOTICE
TUESDAY, MAY 4, 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.

1:00 P.M. TO 6:00 P.M. AFTERNOON SESSION

P.M.

WARD TWO

THIS APPLICATION WAS CONTINUED FROM THE FEBRUARY 10, 2004, PUBLIC HEARING SESSION:

17071 **Application of Edward B. Rooths and Nancy N. Dao, pursuant to**
ANC-2F 11 DCMR § 3104.1, for a special exception to change a
nonconforming use (laundry service) on the basement and 1st floor
of a three story apartment house to another nonconforming use
(accounting, consulting and tax service business) under section
2003, in the R-5-C District at premises 13th Street, N.W. (Square
243, Lot 12).

WARD TWO

17154 **Application of Bruno Freschi, pursuant to 11 DCMR § 3103.2, for**
ANC-2A a variance from the lot width and lot area requirements under section
401, a variance from the lot occupancy requirements under section
403, a variance from the rear yard requirements under section 404,
and a variance from the height requirement for a building on an alley
lot under subsection 2507.4, to allow the construction of a single-
family row dwelling in the FBOD/R-3 District at premises rear of
935 26th Street, N.W. (Square 16, Lot 95).

WARD ONE

17155 **Application of Ray Hwang and Matthew Depue**, pursuant to 11
ANC-1A DCMR § 3103.2, for a variance from the minimum lot area
 requirements under subsection 401.3, to allow the conversion of a
 single-family semi-detached dwelling into a four (4) unit apartment
 house in the R-4 District at premises 3518 10th Street, N.W. (Square
 2832, Lot 807).

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 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, CURTIS L. ETHERLY, JR., VICE
CHAIRMAN, RUTHANNE G. MILLER, JOHN A. MANN, III, AND A MEMBER
OF THE ZONING COMMISSION ----- BOARD OF ZONING
ADJUSTMENT, BY JERRILY R. KRESS, FAIA, DIRECTOR.**

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

THIS APPLICATION WAS CONTINUED FROM THE FEBRUARY 24, 2004, PUBLIC HEARING SESSION:

17075 **Application of Gorgone Family LP (Chef's Express Carryout),**
ANC-2B pursuant to 11 DCMR § 3104.1, for a special exception to allow a
convenience store in an apartment house under subsection 354.1, or
in the alternative, pursuant to 11 DCMR § 3103.2, a variance from
the use provisions to allow a delicatessen/carry-out (no seating) in
the DCOD/R-5-E District at premises 1417 17th Street, N.W. (Square
181, Lot 149).

WARD SIX

17157 **Application of Kirsten Oldenburg,** pursuant to 11 DCMR§ 3104.1,
ANC-6B 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 requirements (section 403), in the R-4 District at
premises 423 12th Street, S.E. (Square 992, Lot 62).

WARD TWO

17156 **Application of CRP/MR 1414 22nd Street L.P.,** pursuant to 11
ANC-2B DCMR § 3103.2, for a variance from the recreational space
requirements under section 773, to convert and renovate an existing
six-story office building with underground parking into a 44 unit

