

**CORRECTION**

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

HEARING DATE: FEBRUARY 18, 2004

DECEMBER 19, 2003, 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 FEBRUARY 18, 2004, 10:00 A.M., 7<sup>TH</sup> FLOOR, SUITE 7200, 941 NORTH CAPITOL ST., N.E.

APPLICATION NO. 50269, PORTALS HOTEL SITE LLC T/A MANDARIN ORIENTAL WASHINGTON D.C. HOTEL, RETAILER'S "C" HOTEL, 1330 MARYLAND AVE., SW WARD 2 SMD 6D01

NATURE OF OPERATION

NEW HOTEL, WITH LIVE MUSIC FEATURING PIANO, COMBO OR JAZZ BAND. SUMMER GARDEN AND SIDEWALK CAFE

SALE AND SERVICE OF ALCOHOLIC BEVERAGES

SUNDAY THROUGH THURSDAY, 10AM-2AM  
FRIDAY AND SATURDAY, 10AM-3AM

PETITION AND/OR REQUEST TO APPEAR BEFORE  
THE BOARD MUST BE FILED ON OR BEFORE  
FEBRUARY 3, 2004

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

HEARING DATE: FEBRUARY 25, 2004

DECEMBER 26, 2003, 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 FEBRUARY 25, 2004, 10:00 A.M., 7<sup>TH</sup> FLOOR, SUITE 7200, 941 NORTH CAPITOL ST., N.E.

APPLICATION NO. 29279, LE PARADOU LLC T/A LE PARADOU RETAILER'S "C" RESTAURANT, 601 PENNSYLVANIA AVE., NW WARD 6 SMD 6C09

NATURE OF OPERATION

NEW RESTAURANT, WITH NO ENTERTAINMENT.

SALE AND SERVICE OF ALCOHOLIC BEVERAGES

SUNDAY, 11AM-12MIDNIGHT

MONDAY-SATURDAY, 12PM-1AM

PETITION AND/OR REQUEST TO APPEAR BEFORE  
THE BOARD MUST BE FILED ON OR BEFORE  
FEBRUARY 10, 2004

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

HEARING DATE: FEBRUARY 25, 2004

DECEMBER 26, 2003, 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 FEBRUARY 25, 2004, 10:00 A.M., 7<sup>TH</sup> FLOOR, SUITE 7200, 941 NORTH CAPITOL ST., N.E.

APPLICATION NO. 50271, ELSA E. LAINEZ T/A EL CAMINO RESTAURANT, RETAILER'S "C" RESTAURANT, 5717 GEORGIA AVE., NW

WARD 4 SMD 4B05

NATURE OF OPERATION  
NEW RESTAURANT WITH RECORDED MUSIC ONLY.

SALE AND SERVICE OF ALCOHOLIC BEVERAGES  
SUNDAY-THURSDAY, 11AM-2AM  
FRIDAY-SATURDAY, 11AM-3AM

PETITION AND/OR REQUEST TO APPEAR BEFORE  
THE BOARD MUST BE FILED ON OR BEFORE  
FEBRUARY 10, 2004

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

HEARING DATE: FEBRUARY 25, 2004

DECEMBER 26, 2003 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 FEBRUARY 25, 2004 AT 10:00 A.M., 7<sup>TH</sup> FLOOR, SUITE 7200, 941 NORTH CAPITOL ST., N.E.

APPLICATION NO.50272,DC FINE WINE, INC.T/A TOTAL WINE & MORE RETAILERS, "A" 5345 WISCONSIN AVE., NW

WARD 3 SMD 3E04

NATURE OF OPERATION  
NEW RETAILER CLASS "A"

SALE AND SERVICE OF ALCOHOLIC BEVERAGES  
MONDAY THROUGH SATURDAY 9:00AM – 10:00PM

PETITION AND/OR REQUEST TO APPEAR BEFORE  
THE BOARD MUST BE FILED ON OR BEFORE  
FEBRUARY 10, 2004

11056

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

HEARING DATE 2/25/2004  
PETITION DATE 2/10/2004  
POSTING DATE 12/26/2003

RENEWALS

THE FOLLOWING ABC ESTABLISHMENTS ARE RENEWING THEIR LICENSE

APP. NO. 29563	PORT OF PIRAEUS II INC	RET " B "
ANC 2A02	T/A PORT OF PIRAEUS II	
	1155 21ST STREET	NW

**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. 03-09: Emma M. Gordon Terrace (Affected ANC: 5C)**  
136, 138, 140, 142, 144, 146, 148, 150 and 152 U Street, NW  
Square 3114, Lots 44, 45, 46, 47, 48, 49, 50, 51, 52

**Case No. 03-10: Convent of Bon Secours (Affected ANC: 3E)**  
4101 Yuma Street, NW  
Square 1792, Lot 809

**Case No. 03-15: Connecticut Avenue Bridge over Klinge Valley (Affected ANC: 3C)**  
Connecticut Avenue below Macomb Street, NW

The hearing will take place at 9:00 a.m. on Thursday, January 29, 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.

**BOARD OF ZONING ADJUSTMENT  
PUBLIC HEARING NOTICE  
TUESDAY, FEBRUARY 17, 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 TWO**

17116      **Application of 1701 18<sup>th</sup> Street, LLC**, pursuant to 11 DCMR §  
ANC-2B      3101.2, for a variance from the floor area ratio requirements under  
section 402, a variance from the court width requirements under  
section 406, a variance from the nonconforming structure provisions  
under section 2001.3, to allow the conversion of a chancery to an  
apartment building in the D/DC/R-5-B District at premises 1701 18<sup>th</sup>  
Street, N.W. (Square 153, Lot 132).

**WARD TWO**

17115      **Application of Rainbow Lofts, LLC**, pursuant to 11 DCMR §  
ANC-2F      3103.2, for a variance from the residential recreation space  
requirements under section 773, to allow the development of a 21-  
unit residential building in the Arts/C-3-A District at premises 1445  
Church Street, N.W. (Square 209, Lot 106).

**WARD THREE**

17114      **Application of Ingleside at Rock Creek**, pursuant to 11 DCMR §  
ANC-3G      3104.1, for a special exception to add 13 independent living units in  
an existing community based residential facility (community  
residence facility/health care facility) under sections 218 and 219, in  
the R-1-A District at premises 3050 Military Road, N.W. (Square  
2287, Lot 809).

PUBLIC HEARING NOTICE  
FEBRUARY 17, 2004  
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P.M.

17109      **Appeal of Kalorama Citizen's Association**, pursuant to 11 DCMR  
ANC-1C      §§ 3100 and 3101, from the administrative decision of David Clarke,  
Director, Department of Consumer and Regulatory from the issuance  
of Building Permit Nos. B455571 and B455876, dated October 6,  
2003, and October 16, 2003, respectively, to Montrose, LLC, to  
adjust the building height to 70 feet and to revise penthouse roof  
structure plans to construct a five story apartment house in the R-5-D  
District. Appellant alleges that the under construction building is in  
violation of the building height, floor area ratio and roof structure  
set-back requirements of the Zoning Regulations. The subject  
property is located at 1819 Belmont Road, N.W. (Square 2551, Lot  
45).

**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.

**11061**

PUBLIC HEARING NOTICE

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**GEOFFREY H. GRIFFIS, CHAIRPERSON, CURTIS L. ETHERLY, JR., VICE  
CHAIRMAN, RUTHANNE G. MILLER, DAVID A. ZAIDAIN, AND A MEMBER  
OF THE ZONING COMMISSION ----- BOARD OF ZONING  
ADJUSTMENT, BY JERRILY R. KRESS, FAIA, DIRECTOR.**

PHN 2/17/04 rsn

**BOARD OF ZONING ADJUSTMENT  
PUBLIC HEARING NOTICE  
TUESDAY, FEBRUARY 24, 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 TWO**

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 17<sup>th</sup> Street, N.W. (Square  
181, Lot 149).

**WARD ONE**

17099      **Application of The Most Worshipful Prince Hall Grand Lodge,**  
ANC-1B      pursuant to 11 DCMR § 3104.1, for a special exception to permit  
open accessory parking spaces under subsection 2116.5, in an R-4  
District at premises 1902-1906 Vermont Avenue, N.W. (Square 333,  
Lots 824, 825 and 827).

**P.M.**

**WARD SIX**

17085      **Appeal of Larry and Louise Smith and Mary Ann Snow,**  
ANC-6B      pursuant to 11 DCMR §§ 3100 and 3101, from the administrative  
decision of the Zoning Administrator, et al in the issuance of  
Building Permit Nos. B424724, B451616, etc., to Chris Doefler  
and/or Folger Park North, LLC, for the construction of three flats

## BZA PUBLIC HEARING NOTICE

FEBRUARY 24, 2004

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(two family dwellings). Appellant alleges that the Zoning Administrator did not properly apply the provisions of subsection 401.2, etc. The CAP/R-4 zoned subject premises is located at 206, 208, and 210 D Street, S.E. (Square 763, Lots 26, 27 & 28).

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

PHN 2/24/04 rsn

**BOARD OF ZONING ADJUSTMENT  
PUBLIC HEARING NOTICE  
TUESDAY, MARCH 2, 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.

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

**P.M.**

**WARD THREE**

17118      **Application of Martin Hahn and Colleen Martin**, pursuant to 11  
ANC-3G      DCMR § 3104.1, for a special exception to allow the construction of  
a rear addition to a single-family dwelling under section 223, not  
meeting the side yard requirements (section 405) in the R-1-B  
District at premises 3770 McKinley Street, N.W. (Square 1867, Lot  
33).

**WARD TWO**

17119      **Application of John and Linda Whitney**, pursuant to 11 DCMR §  
ANC-2B      3104.1, for a special exception to allow the construction of a second  
story rear deck addition to an existing single-family row dwelling  
under section 223, not meeting the lot occupancy requirements  
(section 403) in the R-5-B District at premises 1743 S Street, N.W.  
(Square 152, Lot 29).

**WARD FIVE**

17117      **Application of Carver Terrace Residential Association**, pursuant  
ANC-5B      to 11 DCMR § 3104.1, for a special exception to allow a  
community service center under section 334, and a special  
exception to allow a convenience store in an apartment house under  
section 354, or in the alternative, pursuant to 11 DCMR § 3103.2, a  
variance from the use provisions under subsection 350.4, to allow a  
convenience store in the R-5-B District at premises 2026 Maryland  
Avenue, N.E. (Square 4469, Lot 95).

BZA PUBLIC HEARING NOTICE  
MARCH 2, 2004  
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**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, CURTIS L. ETHERLY, JR., VICE CHAIRMAN, RUTHANNE G. MILLER, DAVID A. ZAIDAIN, AND A MEMBER OF THE ZONING COMMISSION ----- BOARD OF ZONING ADJUSTMENT, BY JERRILY R. KRESS, FAIA, DIRECTOR.**

PHN 3/2/04 rsn

**11066**

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

**TIME AND PLACE:**                    **Thursday, February 19, 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. 03-29 (The George Washington University – New Residence Hall)**

**THIS CASE IS OF INTEREST TO ANC 2A**

On July 30, 2003, the Office of Zoning received an application from The George Washington University (the "Applicant"). The Applicant initially requested consolidated approval of a Planned Unit Development ("PUD") and approval of a PUD-related amendment from the R-5-D Zone District to the C-3-C Zone District. The initial application proposed the construction of a residence hall for approximately 530 students, with a gross floor area of approximately 125,000 square feet, a total FAR of approximately 5.2, and a maximum height of 120 feet. The Office of Planning provided its report on October 31, 2003, recommending that the Commission advertise for both the rezoning from R-5-D to C-3-C and an alternative rezoning of the site to R-5-E. The case was set down for hearing on November 12, 2003. During the set down hearing, the Commission requested that the Applicant withdraw its request for a Zoning Map Amendment and proceed with the PUD under the existing R-5-D zoning. The Applicant provided its prehearing statement for an R-5-D PUD, including a revised application, on December 5, 2003.

The property that is the subject of this application consists of approximately 28,669 square feet of land area and is located at 2025 F Street, N.W. (Square 103, Lot 817). The subject property is zoned R-5-D.

In the current application, the Applicant proposes to construct a new residence hall that will create housing for approximately 380 students. It will have a height of 90 feet and a gross floor area of 114,281 square feet. The Applicant is requesting relief from the court, penthouse setback, lot occupancy, and rear yard requirements.

Z.C. PUBLIC HEARING NOTICE  
Z.C. CASE NO. 03-29  
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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;
- (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;

Z.C. PUBLIC HEARING NOTICE  
Z.C. CASE NO. 03-29  
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- (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:

**Z.C. PUBLIC HEARING NOTICE  
Z.C. CASE NO. 03-29  
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- |    |                                  |   |
|----|----------------------------------|---|
| 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, JOHN G. PARSONS, PETER G. MAY, AND JAMES H. HANNAHAM ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY ALBERTO P. BASTIDA, AICP, SECRETARY TO THE ZONING COMMISSION.**