

**BOARD OF ZONING ADJUSTMENT
PUBLIC HEARING NOTICE
TUESDAY, JANUARY 6, 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 THREE

17097
ANC-3D **Application of Hamilton and Georgia McGraw**, pursuant to 11 DCMR § 3104.1, for a special exception to allow a two-story 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 5240 Sherrier Place, N.W. (Square 1415, Lot 815).

WARD FIVE

17096
ANC-5A **Application of Cecilia and Lorenz Wheatley**, pursuant to 11 DCMR § 3103.2, for a variance from the lot occupancy requirements under section 403, and a variance from the nonconforming structure provisions under subsection 2001.3, to allow a two-story rear addition to a single-family row dwelling in the R-2 District at premises 1302 Allison Street, N.E. (Square 3978, Lot 19).

WARD THREE

17098
ANC-3C **Application of Maret School, Inc.**, pursuant to 11 DCMR § 3104.1, for a special exception to allow the placement of five temporary administrative office and classroom modular trailers on an existing private school campus under section 206, and a special exception to locate a portion of the required number of parking spaces at an off-site location during the construction activity under subsection 2116.5, in the R-1-B District at premises 3000 Cathedral Avenue, N.W. (Square 2113, Lot 843).

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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 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 CHAIRPERSON, RUTHANNE G. MILLER, DAVID A. ZAIDAIN, AND A MEMBER OF THE ZONING COMMISSION ----- BOARD OF ZONING ADJUSTMENT, BY JERRILY R. KRESS, FAIA, DIRECTOR.

PHN 1/6/04 rsn

**BOARD OF ZONING ADJUSTMENT
PUBLIC HEARING NOTICE
TUESDAY, JANUARY 13, 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 THREE

17101
ANC-3D **Application of Catherine C. and Gerald P. Tyson, pursuant to 11 DCMR § 3104.1, for a special exception to allow a one story rear addition and open deck to a single-family detached dwelling under section 223, not meeting the side yard requirements (section 405) in the R-1-B District at premises 5609 Sherrier Place, N.W. (Square 1451, Lot 836).**

WARD SIX

17100
ANC-6A **Application of Jesus Is The Way Church, pursuant to 11 DCMR § 3104.1, for a special exception for a change of nonconforming use under subsection 2003.1, or in the alternative, pursuant to 11 DCMR § 3103.2, a variance from the use provisions to allow a coffee/sandwich shop under subsection 330.5, in the R-4 District at premises 129-131 15th Street, N.E. (first floor only) (Square 1069, Lot 801).**

WARD ONE

17094
ANC-1C **Application of Lujan Lujan Lujan Columbia Road, LLC, pursuant to 11 DCMR § 3103.2, for a variance from the floor area ratio requirements under section 771, and a variance from the off-street parking requirements under subsection 2101.1, to allow commercial (restaurant/public hall) use of the third floor in the C-2-**

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B District at premises 1834 Columbia Road, N.W. (Square 2551, Lot 27).

P.M.

WARD TWO

17086 **Appeal of Sheridan Kalorama Neighborhood Council**, pursuant
ANC-2D to 11 DCMR §§ 3100 and 3101, from the administrative decision of
Karen Edwards, General Counsel, Department of Consumer and
Regulatory Affairs allowing the transfer of the Jordanian Chancery
to the Yemeni Chancery without the approval of the Foreign Mission
Board of Zoning Adjustment. The D/R-1-B zoned subject premises
is located at 2319 Wyoming Avenue, N.W. (Square 2522, Lot 4).

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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**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 1/13/04 rsn

**BOARD OF ZONING ADJUSTMENT
PUBLIC HEARING NOTICE
TUESDAY, JANUARY 20, 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 THREE

17102 **Application of Robert and Jennifer Beylickjian**, pursuant to 11
ANC-3G DCMR § 3104.1, for a special exception to allow the construction of
a two-story rear addition to a single-family detached dwelling under
section 223, not meeting the side yard (section 405) requirements in
the R-1-B District at premises 3415 McKinley Street, N.W. (Square
1997, Lot 76 (822)).

WARD EIGHT

17103 **Application of Stanton Glenn Ltd. Partnership**, pursuant to 11
ANC-8B DCMR § 3104.1, for a special exception to allow Child
Development Center (60 children, ages infant to 14, and 20 staff)
under section 205, (last approved by BZA Order No. 16568, dated
May 1, 2000), in the R-5-A District at premises 3040 Stanton Road,
S.E. (Square 5879, Lot 11).

WARD SEVEN

17104 **Application of Jim Roy**, pursuant to 11 DCMR § 3103.2, for a
ANC-7B variance from the lot width and lot area requirements under section
401, and a variance from the floor area ratio requirements under
section 402, and pursuant to 11 DCMR § 3104.1, a special exception
for a new residential development under section 353, to allow the
new construction of two single-family row dwellings and two semi-

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detached dwellings in the R-5-A District at premises 3645-3651 Alabama Avenue, S.E. (Square 5671, Lots 63, 64, 65 and 66).

P.M.

WARD TWO

17092 **Appeal of Stephanie Mencimer, et al**, pursuant to 11 DCMR §§
ANC-2F 3100 and 3101, from the administrative decision of Denzil Noble,
Acting Zoning Administrator, Department of Consumer and
Regulatory from the issuance of Certificate of Occupancy Number
(C of O) CO57903, dated July 23, 2003, to WagTime LLC, a 24-
hour dog boarding and grooming with accessory retail sales of pet
supplies. Appellant alleges that the aforementioned use is not
permitted in the Arts/C-3-A District. The subject property is located
at 1412 Q Street, N.W. (Square 209, Lot 878).

PLEASE NOTE:

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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 1/20/04 rsn

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

TIME AND PLACE: Thursday, January 15, 2004, @ 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. 03-26 (P.N. Hoffman, Inc. - Consolidated PUD @ 14th & V Streets, N.W.)

THIS CASE IS OF INTEREST TO ANC 1B

On July 21, 2003, the Office of Zoning received an application from P.N. Hoffman, Inc., on behalf of the owners of the property Square 235 LP, George Galich, Helen Galich Marx, Kathryn Galich Rozansky and the Washington Metropolitan Area Transit Authority (the "Applicant"). The Applicant is requesting approval of a Consolidated Planned Unit Development ("PUD"). The Office of Planning provided its report on September 2, 2003, and the case was set down for hearing on September 8, 2003. The Applicant provided its prehearing statement as part of its application on October 6, 2003.

The property that is the subject of this application consists of approximately 78,198 square feet of land area and is located at 2101-25 14th Street, N.W., Square 235, Lots 59, 60, 178, 203, 801, 815, 816, 817, 818 and 820, and a portion of a public alley proposed for closure. The subject property is currently zoned R-5-B at the interior of the site and Arts/C-3-A along 14th Street.

The Applicant proposes to construct a residential building with ground floor retail and below grade parking consisting of approximately 314,968 square feet of gross floor area, for an overall floor area ratio of 3.15. The building will have a maximum height of 90 feet in the C-3-A District and approximately 52 feet in the R-5-B District. Historic warehouses located at the interior of the square will be rehabilitated into housing units and incorporated into the new design. The project will also include a \$1.1 million affordable housing component.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022.

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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

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- (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 |
| 4. | Individuals | 3 minutes each |

Z.C. PUBLIC HEARING NOTICE
Z.C. CASE NO. 03-26
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Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 210, 441 4th 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.

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF RESCHEDULED¹ PUBLIC HEARING**

TIME AND PLACE: Thursday, January 29, 2004, 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. 03-16 (PUD Modification – Watergate Hotel)

THIS CASE IS OF INTEREST TO ANC 2A

On May 7, 2003, the Office of Zoning received an application from BRE/Watergate LLC. The Applicant is requesting approval of a modification to an approved planned unit development to have the option to convert the existing Swissôtel at the Watergate to an apartment house of no more than 155 units. The Office of Planning provided its report on May 30, 2003, and the case was set down for hearing on June 9, 2003. The Applicant provided its prehearing statement as part of its application on September 25, 2003.

The property that is the subject of this application consists of approximately 37,897 square feet of land area and is located at 2650 Virginia Avenue, N.W. (Square 8, Lot 807). The subject property is zoned SP-2.

The Applicant proposes to have the option to convert the existing hotel to an apartment house of no more than 155 units. The building will also contain a health club and restaurant on the lower levels. Most of the modifications to the building necessary to effect the conversion will be internal to the building. Exterior changes will include the replacement of windows, the construction of six (6) carports on the surface adjacent to the pool at the rear, and the construction of additional stairways for access from the top floor units to the roof. A total of 146 parking spaces will be provided.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022.

¹ Originally scheduled for November 24, 2003.

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Z.C. CASE NO. 03-16
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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;

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- (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:

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| 1. | Applicant and parties in support | 60 minutes collectively |
| 2. | Parties in opposition | 15 minutes each (60 minutes collectively) |
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Z.C. PUBLIC HEARING NOTICE
Z.C. CASE NO. 03-16
PAGE NO. 4

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 210, 441 4th 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.