

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

HEARING DATE 7/9/2003  
PETITION DATE 6/24/2003  
POSTING DATE 5/9/2003

RENEWALS

THE FOLLOWING ABC ESTABLISHMENTS ARE RENEWING THEIR LICENSE

APP. NO. 263	J. D. WILLIS	RET " A "
ANC 8B04	T/A SHIPLEY BEVERAGES	
	2281 SAVANAH STREET	SE

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

HEARING DATE: JULY 9, 2003

MAY 9, 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 JULY 9, 2003 AT 10:00  
A.M., 7<sup>TH</sup> FLOOR, SUITE 7200, 941 NORTH CAPITOL ST., N.E.

APPLICATION NO. 5235, BNS RESTAURANT, LLC T/A THE MEETING  
PLACE, RETAILER'S CLASS "CR"(RESTAURANT), 1100 - 17<sup>TH</sup> ST., NW  
WARD 2 ANC 2B05

LICENSEE REQUEST TO EXPAND IT PREMISES WHICH WILL ADD 167  
SEATS TO THE EXISTING 142 SEATS IN THE RESTAURANT. IN ADDITION,  
THE LICENSEE DESIRES TO FEATURE LIVE JAZZ MUSIC.

SALE AND SERVICE OF ALCOHOLIC BEVERAGES  
SUNDAY THROUGH SATURDAY, 11AM-2AM

PETITION AND/OR REQUEST TO APPEAR BEFORE  
THE BOARD MUST BE FILED ON OR BEFORE  
JUNE 24, 2003

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

HEARING DATE: JULY 9, 2003

MAY 9, 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 JULY 9, 2003 AT 10:00  
A.M., 7<sup>TH</sup> FLOOR, SUITE 7200, 941 NORTH CAPITOL ST., N.E.

APPLICATION NO. 10321, RAZZDONN ENTERTAINMENT GROUP, INC. T/A  
WAZOBIA SUYA RESTAURANT & LOUNGE, RETAILER'S CLASS  
"CR"(RESTAURANT), 6210 GEORGIA AVE., WARD 4 ANC 4B04

NATURE OF OPERATION

NEW RESTAURANT WITH RAGGAE, SOCA, POP, JAZZ OLDIES PLAYED  
BY A DEE JAY, FIVE (5) PIECE BAND PERFORMING AFRICAN MUSIC AND  
DANCING BY PATRONS.

SALE AND SERVICE OF ALCOHOLIC BEVERAGES

TUESDAY THROUGH THURSDAY, 11AM-2AM  
FRIDAY AND SATURDAY, 12NOON-3AM  
SUNDAY, 6PM-2AM

PETITION AND/OR REQUEST TO APPEAR BEFORE  
THE BOARD MUST BE FILED ON OR BEFORE  
JUNE 24, 2003

**\*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: JUNE 4, 2003

APRIL 4, 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 JUNE 4, 2003 AT 10:00 A.M., 7<sup>TH</sup> FLOOR, SUITE 7200, 941 NORTH CAPITOL ST., N.E.

APPLICATION NO. 29304, THE CHEESECAKE FACTORY RESTAURANTS, INC. T/A THE CHEESECAKE FACTORY, RETAILER'S CLASS "C" RESTAURANT,\*5345 WISCONSIN AVE., NW, WARD 3 ANC 3E04

LICENSEE REQUEST SIDEWALK CAFÉ WITH SEATING CAPACITY FOR 30.

SALE AND SERVICE OF ALCOHOLIC BEVERAGES  
MONDAY THROUGH THURSDAY, 11AM-11PM  
FRIDAY AND SATURDAY, 11AM-12:30AM

PETITION AND/OR REQUEST TO APPEAR BEFORE  
THE BOARD MUST BE FILED ON OR BEFORE  
MAY 20, 2003

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
Business and Professional License Administration

NOTICE OF PUBLIC HEARING  
June 9, 2003

Notice is hereby given that DC Arena LP has applied for a Master Business License (Class A), Entertainment license with and endorsement of Public Hall under DC Law 9-160, and that all objectors are entitled to be heard, June 9, 2003 at 10:00 a.m. in Room 9100, 941 North Capitol Street, N.E., Washington DC before granting of such license.

Application No. 39708177, DC Arena LP  
Public Hall Endorsement, 601 F Street, NW, Washington, DC 20001

Area of Delineation:

500 Block to 900 Block of F Street  
500 Block to 900 Block of H Street  
500 Block to 700 Block of 6<sup>th</sup> Street  
500 Block to 700 Block of 7<sup>th</sup> Street  
500 Block to 600 Block of G Street  
700 Block to 900 Block of G Street

Nature of Operation:

Sports and entertainment facility

Hours of Operation:

The hours of operation are Sunday through Saturday 6:00 a.m. to 2:00 a.m.

All persons, residing within 600 feet wishing to testify at the public hearing should contact E. Savannah Little, Chief Administrative Law Judge, Office of Adjudication, 941 North Capitol Street N.E., Room 9100, Washington, D.C. 20002 by mail, no later than June 2, 2003.

**PETITION AND/OR REQUEST TO APPEAR BEFORE THE  
ADMINISTRATIVE LAW JUDGE MUST BE FILED  
ON OR BEFORE JUNE 2, 2003**

**NOTE: In accordance with the enactment of D.C. Law 12-86, "Omnibus Regulatory Reform Amendment Act of 1998", every license issued shall be valid for 2 years from the date of issuance. As such, this application is for a 2-year license.**

## DEPARTMENT OF HEALTH

NOTICE OF PUBLIC HEARING

The Department of Health, State Health Planning and Development Agency will convene a public hearing on Thursday, May 15, 2003, from 1:00 P.M. until 4:00 P.M., in the Tower Auditorium of the Howard University Hospital, 2041 Georgia Avenue, NW, Washington, DC 20060.

The purpose of the public hearing is to receive testimony on the following six draft chapters of the Comprehensive State Health Systems Plan (the Plan) for the District of Columbia:

- Acute Care Services,
- End Stage Renal Disease Services,
- Transplantation Services,
- Environmental Health Services,
- Mental Health Services, and
- Substance Abuse Services.

The focus of the Plan is to: develop a framework that can be used as a guide to decision-making; serve as a basis for development of strategic and programmatic plans; serve as a guide for budgeting and grant development; and serve as a guide for Certificate of Need reviews.

Individuals or organizations wishing to present oral testimony should contact Dr. Raymond Terry at (202) 442-9377 by Tuesday, May 13, 2003. Individuals unable to testify at the public hearing are encouraged to submit written statements, which will be made part of the official record. Written comments should be submitted to Dr. Raymond Terry, D.C. Department of Health, State Health Planning and Development Agency, 825 North Capitol Street, N.E., Room 3172, Washington, DC 20002, no later than June 18, 2003.

Copies of the draft chapters are available free of charge from the DC Department of Health at the address listed above. Copies of the draft chapters are also available for review at the Martin Luther King, Jr. Public Library, located at 9<sup>th</sup> and G Street, NW, and at neighborhood branches of the DC Public Library.

**BOARD OF ZONING ADJUSTMENT  
PUBLIC HEARING NOTICE  
TUESDAY, JUNE 24, 2003  
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**

17024  
ANC-3D      **Application of Malvina and Cade Martin**, pursuant to 11 DCMR § 3103.2, for variances from the lot occupancy requirements under section 403, and the nonconforming structure provisions under subsection 2001.3, to allow the construction of a one-story addition to a nonconforming single family detached dwelling in the R-1-B District at premises 4700 Reservoir Road, N.W. (Square 1371, Lot 41).

**WARD TWO**

17025  
ANC-2C      **Application of Rouzbeh E. Mazanderan**, pursuant to 11 DCMR § 3103.2, for a variance from the lot area and lot width requirements under section 401, a variance from the lot occupancy requirements under section 403, and a variance from the open court requirements under section 406, to allow the construction of a flat (two family dwelling) in the R-4 District at premises 1627 Marion Street, N.W. (Square 444, Lot 131).

PUBLIC HEARING NOTICE  
JUNE 24, 2003  
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**WARD ONE**

17026      **Application of 17026 of William Schortinghouse**, pursuant to 11  
ANC-1B      DCMR § 3103.2, for a variance from the rear yard requirements  
under section 404, to allow the construction of a rear deck and  
carport to an existing apartment house in the R-4 District at premises  
1326 Girard Street, N.W. (Square 2860, Lot 821, per sub).

**P.M.**

**WARD THREE**

17022      **Application of Edmund Burke School**, pursuant to 11 DCMR §  
ANC-3F      3104.1, for a special exception to allow an addition to an existing  
private school and to increase the enrollment from 270 to 320  
students and faculty/staff to 70, under section 206, in the R-2 and R-  
5-D Districts at premises 4101 Connecticut Avenue, N.W. and 2955  
Upton Street, N.W. (Square 2243, Lots 67 and 68).

**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.

PUBLIC HEARING NOTICE

JUNE 24, 2003

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FOR FURTHER INFORMATION, CONTACT THE OFFICE OF ZONING AT  
(202) 727-6311.

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

PHN 6/24/03 rsn

**BOARD OF ZONING ADJUSTMENT  
PUBLIC HEARING NOTICE  
TUESDAY, JULY 1, 2003  
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.

**TIME: 1:00 P.M. TO 6:00 P.M.**

**P.M.**

**WARD ONE**

17027      **Application of Emergence, Inc.**, pursuant to 11 DCMR § 3104.1,  
ANC-1B      for a special exception to allow a community service center under  
                 section 334, in the R-4 District at premises 731-733 Euclid Street,  
                 N.W. (first and second floors) (Square 2884, Lot 836).

**WARD ONE**

17028      **Application of RLA Revitalization Corporation and Donatelli &**  
ANC-1A      **Klein**, pursuant to 11 DCMR § 3103.2, for a variance from the  
                 building height requirements under section 770, a variance from the  
                 side yard requirements under section 775, a variance from the  
                 loading requirements under section 2201, and pursuant to 11 DCMR  
                 § 3104.1, a special exception for a reduction of parking spaces under  
                 section 2108, and a special exception from the roof structure  
                 requirements under section 411, to allow the construction of a new  
                 apartment house with ground floor retail, in the C-3-A District at  
                 premises 14<sup>th</sup> & Irving Streets, N.W. (Square 2848, All or portions  
                 of Lots 71, 824, 865, and 876, Square 2843, Portions of alley and  
                 street to be closed).

PUBLIC HEARING NOTICE  
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WARD ONE

17029      **Application of RLA Revitalization Corporation and Donatelli &**  
ANC-1A      **Klein**, pursuant to 11 DCMR § 3103.2, for a variance from the  
building height requirements under section 770, a variance from the  
residential recreation space requirements under section 773, and  
pursuant to 11 DCMR § 3104.1, special exception relief for a zone  
district boundary line crossing a lot under section 2514, a special  
exception for a reduction of parking spaces under section 2108, and  
a special exception from the roof structure requirements under  
section 411, to allow the construction of a new apartment house with  
ground floor retail, in the C-3-A District at premises 14<sup>th</sup> & Irving  
Streets, N.W. (Square 2672, All or portions of Lots 659, 660, 661,  
662, 663, 664, 720, 721, 864, 865, 866 and 876, and the alley  
proposed to be closed).

**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.

PUBLIC HEARING NOTICE

JULY 1, 2003

PAGE NO. 3

FOR FURTHER INFORMATION, CONTACT THE OFFICE OF ZONING AT  
(202) 727-6311.

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

PHN 7/1/03 rsn

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

**TIME AND PLACE:**            **Thursday, June 26, 2003 @ 6:30 P.M. (1<sup>st</sup> Case)**  
   **Office of Zoning Hearing Room**  
   **441 4<sup>th</sup> Street, N.W., Suite 220**  
   **Washington, D.C. 20001**

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**Case No. 03-15 (Bennett Beauty Institute – Map Amendment)**

**THIS CASE IS OF INTEREST TO ANC 5C**

On March 27, 2003, the Office of Zoning received an application from Bennett Beauty Institute (the “applicant”) requesting a Map Amendment for 700 Monroe Street, N.E. from the R-4 District to the C-1 District. This case was set down for hearing on April 14, 2003. The applicant’s initial filing constituted its prehearing statement. [THAT’S PRETTY UNUSUAL FOR A CONTESTED CASE, DOES THEIR APPLICATION MEET ALL THE REQUIREMENTS FOR A PREHEARING STATEMENT?

The property that is the subject of this application consists of Square 3657, Lot 827. The property is currently zoned R-4.

The applicant seeks an amendment to the Zoning Map to zone the site to the C-1 Zone District. This request is not inconsistent with the Comprehensive Plan of the District of Columbia.

The R-4 Zone District permits matter-of-right development of single-family residential uses (including detached, semi-detached, row dwellings, and flats), churches, and public schools with a minimum lot width of 18 feet, a minimum lot area of 1,800 square feet and a maximum lot occupancy of 60% for row dwellings, and flats; a minimum lot width of 30 feet and a minimum lot area of 3,000 square feet for semi-detached dwellings; a minimum lot width of 40 feet and a minimum lot area of 4,000 square feet and 40% lot occupancy for all other structures; and a maximum height of three (3) stories/forty (40) feet. Conversions of existing buildings to apartments are permitted for lots with a minimum lot area of 900 square feet per dwelling unit.

The C-1 Zone District permits matter-of-right neighborhood shopping and low-density development to a maximum lot occupancy of 60% for residential use, a maximum density of 1.0 FAR, and a maximum height of three (3) stories/forty (40) feet.

## PUBLIC HEARING NOTICE

Z.C. CASE NO. 03-15

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Proposed amendments to the Zoning Regulations and Map of the District of Columbia are authorized pursuant to the Zoning Act of June 20, 1938, (52 Stat. 797), as amended, D.C. Official Code § 6-641.01 (2001), *et seq.*

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

Interested persons or representatives of organizations will be heard at the public hearing. **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 Rules. Except for the applicant and the ANC, to participate as a party in a proceeding before the Commission, **any affected person 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 and address;
- (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; and
- (f) 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 such person, or in which the person has an interest, that will be affected by the action requested of the Commission;
  - (2) The legal interest such person has in such 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 environmental, 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;

## PUBLIC HEARING NOTICE

Z.C. CASE NO. 03-15

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- (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 Commission shall determine who will be recognized as a party. In so determining, the Commission shall consider whether the provisions of § 3022.3 have been complied with and whether the specific information presented qualifies the person as a party. The Commission shall grant party status only if the person requesting party status has clearly demonstrated that the person's interests would likely be more significant, distinctively, or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.

Any person wishing to be considered a party should clearly state the request, and should also provide a daytime telephone number should it be necessary for the Office of Zoning to obtain additional information or clarification prior to the hearing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

The Zoning Commission hereby gives notice of the following procedures applicable to this case. Any person requesting to appear as a party to this application shall submit the following additional information at the same time as its request for party status:

1. A summary of the testimony of each witness.
2. 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 of qualifications of the proposed experts.
3. The total amount of time that will be required to present the case.

The information cited above shall also be submitted by the applicant. To the extent that the information is not contained in the applicant's prehearing submission required by 11 DCMR § 3013.1 (which in this instance is the application), the information shall be filed no later than fourteen (14) days before the date of the hearing.

**If an affected Advisory Neighborhood Commission (ANC), pursuant to 11 DCMR § 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited above relating to the hearing procedures. The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.**

The Zoning Commission gives further notice that it intends to establish time limits for oral presentations of both parties and persons. Accordingly, the following time limits shall apply:

- |    |               |            |
|----|---------------|------------|
| 1. | Applicant     | 60 minutes |
| 2. | Other Parties | 15 minutes |
| 3. | Organizations | 5 minutes  |
| 4. | Individuals   | 3 minutes  |

PUBLIC HEARING NOTICE

Z.C. CASE NO. 03-15

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The Commission intends to adhere to the time limits as strictly as possible, in order to hear the case in a reasonable period of time. The Commission reserves the right to change the time limits for presentations if necessary and notes that no time shall be ceded. 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.

Information should be forwarded to the Director, Office of Zoning, Suite 210, 441 4<sup>th</sup> Street, N.W., Washington, D.C. 20001. Please include the number of this 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, 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 PUBLIC HEARING**

**TIME AND PLACE:**            **Thursday, June 26, 2003, @ 6:30 P.M. (2<sup>nd</sup> Case)**  
   **Office of Zoning Hearing Room**  
   **441 4<sup>th</sup> Street, N.W. - Suite 220**  
   **Washington, D.C. 20001**

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**Case No. 03-10 (Text Amendment – Public Libraries)**

**THIS CASE IS OF INTEREST TO ALL ANCs:**

On February 28, 2003, the Office of Zoning received a request from the District of Columbia Public Library for a text amendment to Title 11 of the District of Columbia Municipal Regulations, Zoning, §§ 199, 201, 601, 901, 2101, and 2104. This case was set down on March 10, 2003, and the Office of Planning filed its Prehearing Statement on March 21, 2003. The proposed text amendment is as follows:

Title 11 DCMR (Zoning), is proposed to be amended as follows (additions shown in **bold** and underlined):

Amend Section 199, DEFINITIONS, to include the following definitions:

**Library, Full Service Neighborhood Public - A District of Columbia Public Library housed in a permanent structure containing up to 20,000 square feet and including meeting rooms, staff work rooms, kitchen facilities, and book overflow space. It contains space for a variety of activities to take place simultaneously, such as children's story hour, film showing, and book talks.**

**Library, Community Public – A District of Columbia Public Library housed in a portable structure containing up to 1,500 square feet and including a small staff area and minimal space for activities.**

**Library, Kiosk Public – A District of Columbia Public Library housed in a portable structure containing up to 150 square feet with no space for activities.**

201    USES AS A MATTER OF RIGHT (R-1)

201.1    The following uses shall be permitted as a matter of right in R-1 Districts:

(r) Full-service neighborhood public library, community public library, kiosk public library

601 USES AS A MATTER OF RIGHT (CR)

601.1 The following uses shall be permitted as a matter of right in a CR District:

(u) Full-service neighborhood public library, community public library, kiosk public library

901 USES AS A MATTER OF RIGHT (W)

901.1 The following uses shall be permitted in a Waterfront District as a matter of right:

(v) Full-service neighborhood public library, community public library, kiosk public library.

2101 SCHEDULE OF REQUIREMENTS FOR PARKING SPACES

2101.1 On and after May 12, 1958, all buildings or structures shall be provided with parking spaces as specified in the following table:

USES	NUMBER OF SPACES REQUIRED
------	---------------------------

PLACES OF PUBLIC ASSEMBLY (EXCEPT HOTELS)

Library

W, CR, C, C-M, M

For libraries constructed [AFTER THE EFFECTIVE DATE OF THIS AMENDMENT] and in excess of 2,000 square feet of floor area, 1 space for each additional 1,000 square feet of gross floor area.

Public Library

Full-Service Neighborhood Public Library

All residential districts

For libraries constructed [AFTER THE EFFECTIVE DATE OF THIS AMENDMENT] and in excess of 2,000 square feet of floor area, 1 space for each additional 1,000 square feet of gross floor area.

All other districts

For libraries constructed [AFTER THE EFFECTIVE DATE OF THIS AMENDMENT] and in excess of 3,000 square feet of floor area, 1 space for each additional 1,000 square feet of gross floor area.

Community Public Library

All districts

For libraries constructed [AFTER THE EFFECTIVE DATE OF THIS AMENDMENT] and in excess of 2,000 square feet of floor area, 1 space for each additional 1,000 square feet of gross floor area to area.

Kiosk Public Library

All districts

None

**2104 EXCEPTIONS TO THE SCHEDULE OF REQUIREMENTS:  
NONRESIDENTIAL STRUCTURES NEAR METRORAIL  
STATIONS**

2104.1 Except as provided in § 2104.2, the Board of Zoning Adjustment is authorized to reduce the number of parking spaces required under § 2101.1 for a nonresidential building or structure located within a radius of eight hundred feet (800 ft.) of a Metrorail station entrance by up to twenty-five percent (25%) in accordance with the requirements of § 3104 for special exceptions; provided:

- (a) The building or structure is located in a nonresidential district and is at least eight hundred feet (800 ft.) from any R-1, R-2, R-3, or R-4 District; and

NOTICE OF PUBLIC HEARING  
CASE NO. 03-10  
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- (b) The Metrorail station is currently in operation or is one for which a construction contract has been awarded.

**2104.2 The Board of Zoning Adjustment is authorized to reduce the number of parking spaces for a public library located within one-half mile of a Metrorail station by fifty percent (50%) if the Metrorail station is currently in operation or is one for which a construction contract has been awarded.**

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.*) (2001 Ed.).

The public hearing on this case will be conducted in accordance with the provisions of section 3021 of the District of Columbia Municipal Regulations, Title 11, Zoning. Pursuant to that section, 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 this 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, JAMES H. HANNAHAM, AND PETER G. MAY----- 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 PUBLIC HEARING**

**TIME AND PLACE:**                    **Thursday, June 30, 2003, @ 6:30 P.M.**  
   **Office of Zoning Hearing Room**  
   **441 4<sup>th</sup> Street, N.W., Suite 220**  
   **Washington, D.C. 20001**

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**CASE NO. 02-50 (PUD and Related Map Amendment @ Square 1935, Lot 815 - St. Luke's Condominiums)**

**THIS CASE IS OF INTEREST TO ANCs 3B and 3C**

On December 10, 2002, the Office of Zoning received an application from St. Luke's Condominium, LLC, contract purchaser, on behalf of the owner, St. Luke's United Methodist Church (the "applicant"). The applicant is requesting approval of a consolidated PUD and Map Amendment for Lot 815 in Square 1935. This matter was referred to the Office of Planning (OP) on December 26, 2002; OP provided its report on February 14, 2003; the case was set down for hearing on February 24, 2003; and the applicant provided its prehearing statement on April 17, 2003.

The property that is the subject of this application consists of Square 1935, Lot 815. The site has a postal address of 3655 Calvert Street, N.W. and is generally situated at the northeast corner of Wisconsin Avenue and Calvert Street, N.W. The subject property is currently zoned Naval Observatory ("NO")/R-1-B and consists of approximately 78,000 square feet of land area.

The Applicant proposes to construct a residential building of approximately 85,000 square feet of gross floor area that will include a maximum of 44 residential units. The existing St. Luke's United Methodist Church building and parking lot will remain. The new residential building will be located on the portion of the property closer to the intersection of Wisconsin Avenue and Calvert Street.

The Applicant seeks a related amendment to the Zoning Map to rezone the entire site from NO/R-1-B to NO/R-5-B.

The R-1-B District permits matter-of-right development of single-family residential uses for detached dwellings with a minimum lot width of 50 feet, a minimum lot area of 5,000 square

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feet, a maximum lot occupancy of 60% for a church or public school use and 40% for all other structures; and a maximum height of three (3) stories/forty (40) feet.

The R-5-B District permits matter-of-right development of moderate-density residential uses, including single-family dwellings, flats, and apartment buildings, to a maximum lot occupancy of 60%, a maximum density of 1.8 FAR, and a maximum height of fifty (50) feet.

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

Interested persons or representatives of organizations will be heard at the public hearing. **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 Rules. Except for the applicant and the ANC, to participate as a party in a proceeding before the Commission, **any affected person 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 and address;
- (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; and
- (f) 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 such person, or in which the person has an interest, that will be affected by the action requested of the Commission;
  - (2) The legal interest such person has in such 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;

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- (4) The environmental, 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;
- (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 Commission shall determine who will be recognized as a party. In so determining, the Commission shall consider whether the provisions of § 3022.3 have been complied with and whether the specific information presented qualifies the person as a party. The Commission shall grant party status only if the person requesting party status has clearly demonstrated 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.

Any person wishing to be considered a party should clearly state the request, and should also provide a daytime telephone number should it be necessary for the Office of Zoning to obtain additional information or clarification prior to the hearing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusions in the record.

The Zoning Commission hereby gives notice of the following procedures applicable to this case. Any person requesting to appear as a party to this application shall submit the following additional information:

1. A summary of the testimony of each witness.
2. 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 of qualifications of the proposed experts.
3. The total amount of time being requested to present the case.

The information cited above shall also be submitted by the applicant. To the extent that the information is not contained in the applicant's prehearing submission 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), pursuant to DCMR § 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited above relating to the hearing procedures. The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.**

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The Zoning Commission gives further notice that it intends to establish time limits for oral presentations of both parties and persons. Accordingly, the following time limits shall apply:

- |    |               |            |
|----|---------------|------------|
| 1. | Applicant     | 60 minutes |
| 2. | Other Parties | 15 minutes |
| 3. | Organizations | 5 minutes  |
| 4. | Individuals   | 3 minutes  |

The Commission intends to adhere to the time limits as strictly as possible, in order to hear the case in a reasonable period of time. The Commission reserves the right to change the time limits for presentations if necessary and notes that no time shall be ceded. 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.

Information should be forwarded to the Director, Office of Zoning, Suite 210, 441 4<sup>th</sup> Street, N.W., Washington, D.C. 20001. Please include the number of this particular case and your daytime telephone number. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

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