

ALCOHOLIC BEVERAGE REGULATION ADMINISTRATION

NOTICE OF PUBLIC HEARING

Posting Date: October 3, 2008
Petition Date: November 17, 2008
Hearing Date: December 1, 2008

License No.: 79198
Licensee: 8th Street, LLC
Trade Name: 8th Street Bar & Grill
License Class: Retailer's "C" Tavern
Address: 727 8th Street SE
Contact information: James Charles, Esq. 202.555.5516

WARD 6 ANC 6B SMD 6B03

Notice is hereby given that this applicant has applied for a license under the D.C. Alcoholic Beverage Control Act and that the objectors are entitled to be heard before the granting of such license on the hearing date at 10:00 am, 7th Floor, Suite 7200, 941 North Capitol Street, NE, Washington, DC 20002. Petition and/or request to appear before the Board must be filed on or before the petition date.

NATURE OF OPERATION

Tavern with American - Italian food; Televised Sports Events; Live Entertainment with no more than 5 pieces Band playing Jazz, Blues and Rock and Roll music; and Dancing. Occupancy Load is 70.

HOURS OF OPERATION, SALE, SERVICE AND CONSUMPTION OF ALCOHOLIC BEVERAGES

Sunday – Thursday 11 am – 2 am
Friday - Saturday 11 am – 3 am

HOURS OF ENTERTAINMENT

Sunday 8 pm – 1:30 am
Monday – Tuesday: No Live Entertainment
Wednesday – Thursday 8 pm – 1:30 am
Friday – Saturday 8 pm – 2:30 am

SIDEWALK CAFÉ WITH 20 SEATS AND UNENCLOSED SUMMER GARDEN WITH 60 SEATS

Sunday – Thursday 11 am – 2 am
Friday - Saturday 11 am – 3 am

ALCOHOLIC BEVERAGE REGULATION ADMINISTRATION

NOTICE OF PUBLIC HEARING

Posting Date: October 3, 2008
Petition Date: November 17, 2008
Hearing Date: December 1, 2008

License No.: 79924
Licensee: HRL, Inc.
Trade Name: H Restaurant and Lounge
License Class: Retailer's Class "C" Tavern
Address: 401 H Street, NE
Contact Information: 202 487-6364 Anthony Cornish

WARD 6

ANC 6C

SMD 6C05

Notice is hereby given that this applicant has applied for a license under the D.C. Alcoholic Beverage Control Act and that the objectors are entitled to be heard before the granting of such license on the hearing date at 10:00 am, 7th Floor, Suite 7200, 941 North Capitol Street, NE, Washington, DC 20002. Petition and/or request to appear before the Board must be filed on or before the petition date.

NATURE OF OPERATION

New Tavern. Sidewalk Cafe. Summer Garden. Entertainment Live Jazz and Dancing.
Occupancy Load is 185.

HOURS OF OPERATION

Sunday through Thursday, 11am- 2am
Friday through Saturday, 11am- 3am

HOURS OF SALES OF ALCOHOLIC BEVERAGES

Sunday through Thursday, 11am- 2am
Friday through Saturday, 11am- 3am

HOURS OF OPERATION FOR SUMMER GARDEN/SIDEWALK CAFE (20 SEATS)

Sunday through Saturday, 11am- 8pm

HOURS OF ENTERTAINMENT

Sunday through Thursday, 6pm- 2am
Friday through Saturday, 6pm- 3am

D.C. OFFICE OF PLANNING

NOTICE OF PUBLIC HEARING

Saint Elizabeths Hospital Small Area Plan
October 28, 2009
6:30-8:30 p.m.

2700 Marin Luther King Jr. Avenue., SE
Washington, DC 20032

The initial planning work for Saint Elizabeths began in 2003 under the administration of Mayor Anthony Williams. By late 2005 the federal government decided to reuse the West Campus as a federal government office facility, which impacted a significant portion of the recommendations in the draft Framework Plan that included the West Campus. Soon it was clear that the federal government would undertake a separate planning process and environmental impact assessment. In response, the Office of Planning finalized the draft Framework Plan in 2006; however, the plan was not submitted to the City Council for approval as a small area plan and remained in draft form until 2008.

The draft plan is available for public review at the following locations:

Petey Green Center
2907 MLK Avenue SE
Washington DC 20032

Washington Highlands Library
115 Atlantic St SW
Washington, DC 20032

DC Office of Planning
801 North Capitol Street NE
Washington, DC 20002

Advisory Neighborhood Commssion 8C
3125 MLK Jr. Avenue, SE
Washington, DC 20032
Martin Luther King Jr. Library
901 G. Street, NW
Washington DC 20001

UPO/Anacostia Community Service Center
1649 Good Hope Road, S.E.
Washington, D.C. 20020

Anacostia Interim Library
1800 Good Hope Road, SE
Washington, DC 20020

The draft plan is also available online at the DC Office Planning Web site: www.planning.dc.gov

Each individual or representative of an organization who wishes to present testimony at the public hearing is requested to provide his or her name, address, telephone number and name of organization represented (if any) by calling Evelyn Kasongo, Neighborhood Planning Coordinator-Ward 8, DC Office of Planning no later than 5:00 pm, October , 2008. All oral presentations will be limited to three (3) minutes. The hearing location will be 2700 Martin Luther King Jr. Avenue SE, Washington, DC 20032.

Written statements may be submitted for the record until 5:00 p.m., October 29, 2008 . Written statements should be addressed to:

Evelyn Kasongo Neighborhood Planning Coordinator-Ward 8, DC Office of Planning, by mail at 801 North Capitol Street, N.E., Suite 4000, Washington, DC 20002; by telephone at (202) 442-7613; fax at (202) 442-7638; or email at Evelyn.Kasongo@dc.gov

PUBLIC SERVICE COMMISSION OF THE DISTRICT OF COLUMBIA**NOTICE OF PUBLIC HEARING****FORMAL CASE NO. 982, IN THE MATTER OF THE INVESTIGATION OF POTOMAC ELECTRIC POWER COMPANY REGARDING INTERRUPTION TO ELECTRIC ENERGY SERVICE**

The Public Service Commission of the District of Columbia ("Commission") hereby gives notice that the Commission will hold a public hearing to address 2008 unplanned electric power outages in Potomac Electric Power Company's ("Pepco") District of Columbia service area. **The hearing will be held on Saturday, November 8, 2008, at 11:00 a.m., in the Commission's Hearing Room, 1333 H Street, N.W., Suite 700, East Tower, Washington, D.C. 20005.**

Those who wish to testify at the hearing should contact the Commission Secretary by the close of business on Wednesday, November 5, 2008, by calling (202) 626-5150. Representatives of organizations shall be permitted a maximum of five (5) minutes for oral presentations, and individuals shall be permitted a maximum of three (3) minutes for oral presentations. If an organization or an individual is unable to offer comments at the hearing, written statements may be submitted prior to the hearing, and until November 26, 2008, to the Public Service Commission of the District of Columbia, Office of the Commission Secretary, 1333 H Street, N.W., Suite 200, West Tower, Washington D.C. 20005. The written statements will be included in the record of Formal Case No. 982.

Any person who is deaf or hearing-impaired, and cannot readily understand or communicate in spoken English, and persons with disabilities who need special accommodations in order to participate in the hearing, must contact the Commission Secretary by the close of business on Friday, October 31, 2008. Persons who wish to testify in Spanish, Chinese, Amharic, or Korean must also contact the Commission Secretary by the close of business on Wednesday, November 5, 2008. **Please call (202) 626-5150 to request special accommodations and interpretation services.**

**BOARD OF ZONING ADJUSTMENT
PUBLIC HEARING NOTICE
TUESDAY, DECEMBER 16, 2008
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

17859 **Application of John Tichy and Melissa Loughlin**, pursuant to 11 DCMR §
ANC-3B 3104.1, for a special exception to allow an addition to an existing one-family
dwelling under section 223, not meeting the lot occupancy, rear yard and side
yard requirements (sections 403, 404 and 405 respectively), in the R-3 District at
premises 2038 Tunlaw Road, N.W. (Square 1301-E, Lot 472).

WARD FOUR

17862 **Application of Clinton W. Anderson**, pursuant to 11 DCMR § 3104.1, for a
ANC-4C special exception to allow a rear addition to an existing one-family row dwelling
under section 223, not meeting the lot occupancy requirements under section 403,
side yard requirements under section 405, and nonconforming structure
requirements under subsection 2001.3, in the R-4 District at premises 4230 4th
Street, N.W. (Square 3243, Lot 62).

WARD ONE

17855 **Application of District of Columbia CVS Pharmacy LLC and The Velmeir**
ANC-1A **Companies**, pursuant to 11 DCMR §§ 3103.2 and 3104.1, for a variance from the
parking requirements under subsection 2101.1, a variance from the loading
requirements under subsection 2201.1, a variance from the location of accessory
uses and buildings requirements under section 2500, and a special exception to
allow development on a lot that has more than 12,000 sq. ft. of land area under
subsection 1330.1(b) to construct a CVS drug store in the GA (Georgia Avenue
Commercial Overlay) /C-3-A District at premises 3642 & 3646 Georgia Avenue,
N.W. (Square 2897, Lots 145 & 147).

P.M.

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WARD THREE

17856 **Application of Happy Paws LLC**, pursuant to 11 DCMR §§ 3104.1 and 3103.2, for a variance from the off-street parking requirements under subsection 2101.1, and special exceptions to establish an animal boarding and pet grooming establishment under sections 735 and 736, in the C-2-A District at premises 4904 Wisconsin Avenue, N.W. (Square 1671, Lot 28).

WARD EIGHT

17857 **Application of ACG Partners LLC**, pursuant to 11 DCMR § 3103.2, for a variance from the use provisions to permit an office use under subsection 320.3, in the R-3 District at premises 1918 13th Street, S.E. (Square 5768, Lot 807).

WARD FOUR

17858 **Application of Parkmont School**, pursuant to 11 DCMR § 3104.1, for a special exception to allow the use of a building for general teaching and administrative needs serving an adjacent existing private secondary school (approved by BZA Order No. 17209) located at 4842 16th Street, N.W., under section 206, in the R-1-B District at premises 4861 Blagden Avenue, N.W. (Square 2654, Lot 33).

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,

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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.

RUTHANNE G. MILLER, CHAIRPERSON, MARC D. LOUD, MARY OATES WALKER, SHANE L. DETTMAN, AND A MEMBER OF THE ZONING COMMISSION ----- BOARD OF ZONING ADJUSTMENT, BY JERRILY R. KRESS, FAIA, DIRECTOR.

PHN 12/16/08 rsn

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

TIME AND PLACE: **Thursday, November 20, 2008, @ 6:30 PM**
 Office of Zoning Hearing Room
 441 4th Street, N.W., Suite 220-S
 Washington, D.C. 2001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 08-06-6 (Comprehensive Zoning Regulations Rewrite: Industrial)

THIS CASE IS OF INTEREST TO ALL ANCs

This Notice of Public Hearing announces the sixth of several proposed subject areas the Zoning Commission for the District of Columbia (the "Commission") will consider under this docket. All recommendations offered by the Office of Planning ("OP") under this docket have been reviewed by a working group and a subject matter task force as part of a process designed to ensure full public participation. Nevertheless, this process cannot replace or limit the public hearing process required in the Zoning Act or the Commission's responsibility to consider the merits of each proposal submitted.

This hearing will consider general recommendations for changes to the zoning regulations in relation to industrial districts, which OP recommends renaming "Production, Distribution, and Repair" ("PDR") districts. The proposal reflects changes to the way that industrial uses would be regulated in industrial zones. It proposes the changes in allowable density to promote PDR uses. The recommendations also propose standardizing the buffering requirements to allow removal of separate special exception and overlay requirements.

This hearing, like all others to follow under this case number, is being scheduled without adherence to the set-down requirements stated at 11 DCMR § 3011 because the Commission waived the requirement at its public meeting held April 14, 2008. The Commission also waived the requirement that a pre-hearing statement be submitted before hearing notices can be published.

It is not expected that the Commission will take proposed action with respect to these recommendations, but that it will make determinations at a public meeting that will serve as guidance for drafting revisions to the zoning regulations pertaining to industrial-type uses and other relevant subject matters.

Title 11 DCMR (Zoning) is proposed to be amended as follows:

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Recommendations

1. **Rename existing C-M and M zones to PDR (Production, Distribution, and Repair). C-M-1 through C-M-3 would become PDR -1 through -3, and M would become PDR-4.**

Reason: Both the 2006 Industrial Land Use Study and the 2006 Comprehensive Plan shift away from use of the terms “industrial” and “manufacturing” in favor of PDR. The term better encompasses the breadth of uses allowed in these zones and removes the stigma that can be associated with the existing terms. This recommendation will not alter any of the underlying provisions of the industrial districts.

2. **Coordinate performance standards with current District Department of the Environment (“DDOE”) standards. Where possible, ensure that measurable standards are used.**

Reason: The existing performance standards base many of the restrictions on the undefined standard of “no objectionable amounts.” Others use outdated external documents such as the 1950s-era Ringelmann Smoke Chart to limit external effects. OP has begun meeting with DDOE to better define current standards. This recommendation will replace outdated or vague zoning standards with the most current DDOE requirements. Standards for which there are no DDOE equivalent would not change.

3. **The existing PDR use list in the C-M and M chapters should be replaced by a thorough definition and description of PDR uses that would be defined as an all encompassing use classification.**

Reason: The existing list of uses allowed in C-M and M districts includes a general statement allowing “any light manufacturing, processing, fabricating, or repair establishment.” The list then goes on to call out individual uses that already fall within this description. The result is a repetitive and confusing system that can cause difficulties for a Zoning Administrator. A list is not dynamic enough to keep up with modern technology or uses, and there is often difficulty in matching a proposed use to one of the choices on the list.

The proposed solution would be to comprehensively define PDR uses as a category and thereby avoid a use list that creates confusion, needs continual updates, and serves no additional purpose.

4. **Establish caps on the extent to which non-PDR uses can occupy a building’s total gross floor area similar to limitation of non-residential uses in commercial zones. The following caps are recommended:**

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- **PDR-1(C-M-1): Maximum 3.5 total FAR / Maximum 2.0 FAR non-PDR uses**
- **PDR-2(C-M-2): Maximum 4.5 total FAR / Maximum 3.0 FAR non-PDR uses**
- **PDR-3(C-M-3): Maximum 6.0 total FAR / Maximum 4.0 FAR non-PDR uses**
- **PDR-4(M): Maximum 6.0 total FAR / Maximum 1.0 FAR non-PDR uses**

Reason: Both the Comprehensive Plan and the Industrial Land Use Study stress the importance of protecting the limited supply of industrial land. The development pressures on these properties present a significant threat to the ability to locate much needed PDR services in the District and to foster PDR job growth in the city. The recommendation attempts to balance the District's interest in retaining PDR lands with the existing development potential for these lands under current zoning regulations. This balance could be achieved through both caps on non-PDR uses and increases in the total development envelope when PDR is constructed.

The imposition of a cap on non-PDR development would act to limit the development potential for commercial and office uses within PDR districts. Of particular concern are those area presently zoned M. Because of the need to reserve these areas for the highest impact PDR uses and prevent the encroachment of non-compatible uses into this zone, OP recommends that non-PDR use be limited to 1.0 FAR of the maximum FAR permitted

Additionally, OP recommends a 0.5 FAR increase in the maximum FAR permitted in C-M-1 and -2 zones if all or part of a building would be devoted to PDR uses. The FAR increase is intended to offset, in part, the proposed change to the existing development potential. .

5. **Create uniform buffering standards to apply wherever PDR zones abut residential zones. These standards would replace existing rear yard, side yard, and court regulations as well as eliminate the need for existing special exception and overlay standards.**

Suggested standards are:

- **25-foot setback from any residential district boundary line;**
- **15-foot yard required when separated by street or alley;**
- **Yard must contain solid vegetative buffer, fence, or wall to visually screen use;**
- **No outdoor storage of materials/waste within 200 feet of a residential zone; and**
- **No truck queuing or idling on public streets adjacent to residential districts.**

Reason: The proposal would combine the buffering requirement of several different parts of the PDR chapter into a single set of requirements. The standard of a 25-foot setback next to residential zoning (15 feet on a street or alley) that must be screened matches existing requirements found in the Langdon Overlay. Making this requirement universal for areas where the PDR districts abut residential zoning would remove the need for the

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existing side yard standard and similar special exception requirements. Similarly, a requirement of rear yards and courts is less necessary when the PDR uses are properly buffered from residential districts.

There was discussion in the working group of continuing the wider yard requirement for recycling and waste management uses as currently called for in the zoning regulations. However, these uses are already regulated for buffering elsewhere in the city code. As these standards may change over time, repeating them in the PDR chapter could lead to conflicting development standards. This recommendation would create a unified buffer for all PDR uses and allow recycling and waste management to be more strictly regulated by DC Code section 8-1058.

PROCEDURES

The public hearing on this part of Case No. 08-06 will be conducted as a rulemaking in accordance with the provisions of § 3021 of the District of Columbia Municipal Regulations, Title 11, Zoning. 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 the particular case and your daytime telephone number. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

ANTHONY J. HOOD, CURTIS L. ETHERLY, JR., GREGORY N. JEFFRIES, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.