

**DC DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
NOTICE OF PUBLIC HEARING**

Notice is hereby given that, pursuant to the requirements of D.C. Official Code Section 42-3171.03 (a)(1), the District of Columbia Department of Housing and Community Development (DHCD) has scheduled a public hearing on Thursday, March 19, 2009 at 6 p.m. at 441 4<sup>th</sup> Street, NW, Old Council Chamber, to consider the proposed disposition of the twenty-seven properties noted below and the terms and conditions of the proposed Property Disposition Agreements.

	<b>Ward</b>	<b>Property Address</b>	<b>Square</b>	<b>Lot</b>	<b>Buyer Name</b>
1	1	3004 13th Street, NW	2849	61	Capital City Real Estate, LLC
2	1	510 Newton Street, NW	3037	61	Nathaniel Lewis
3	1	756 Park Road, NW	2894	843	Thomas Allan Swarm
4	5	1663 Montello Street, NE	4055	23	George Rodgers
5	5	100 Bryant Street, NW	3125	61	Abbas Fahti
6	6	850 19th Street, NE	4494	121	George Rodgers
7	6	646 I Street, NE	857	802	Nathaniel Lewis
8	6	333 K Street, NE	775	815	Morgan Kelleher
9	7	4404 Foote Street, NE	5130	813	George Rodgers
10	5	1800 M Street, NE	4445	124	Kayla McDonald and Sandra McDonald Spence
11	1	3620 Rock Creek Church Road	2831	121	Bruke Gebrekidan Siraga
12	5	1854 L Street, NE	4470	806	George Rodgers
13	5	57 Bryant Street, NW	3127	107	Capital City Real Estate, LLC
14	4	1205 Delafield Place, NW	2923	2	R & R Janitorial Painting and Building Services, Inc.
	4	1205 Delafield Place, NW	2923	3	
15	6	1644 Gales Street, NE	4510	127	Dilaryachew Belay
16	1	2305 1st Street, NW	3124	27	Jose A. Reyes
17	5	1819 H Place, NE	4494	83	Kahssaye Tekle
18	5	3022 Channing Street, NE	4355	58	Channing Street Builders, LLC
19	6	627 14th Place, NE	1051	91	John Hagar
20	5	1737 L Street, NE	4474	96	Negesti Tekle
21	7	4924 Nash Street, NE	5172	59	NCCI
22	8	2321 High Street, SE	5804	195	Capital Leasing & Rentals, LLC
23	8	1648 U Street, SE	5765	884	George Rodgers
24	5	1713 New Jersey Avenue, NW	507	16	Woldensie Asafaha
25	4	1001 Quebec Street, NW	2902	63	Massoud J. Mamassan
26	6	805 7th Street, NE	889	15	Charles Burger
27	2	1504 6th Street, NW	445	149	Nathaniel Lewis

The public hearing is being conducted in order to assure that citizens are informed about the selling of the properties identified above to the named buyers, and to ensure that all citizens have the opportunity to present publicly their views concerning such sales.

The Property Disposition Agreements will be available for public examination at this public hearing and they will also be posted on the Department of Housing and Community Development website at <http://dhcd.dc.gov/dhcd/site/>.

If you would like to present oral testimony, you are encouraged to register in advance either by e-mailing Andrea Lee at [Andrea.Lee@dc.gov](mailto:Andrea.Lee@dc.gov), or by calling 202-478-1355. Please provide your name, address, telephone number, and organization affiliation, if any. Telecommunications Device for the Deaf (TDD) relay service is available by calling (800) 201-7165. A sign language interpreter and language translation services are available upon request by calling Pamela Hillsman at 202-442-7251. If you require language translation, please specify which language (Spanish, Vietnamese, Chinese-Mandarin/Cantonese, Amharic, or French). Language translation services will be provided to pre-registered persons only. Deadline for requiring services of an interpreter is 7 days prior to the hearing. Bilingual staff will provide services on an availability basis to walk-ins without registration.

Written statements may be submitted at the hearing, or until 4:45 p.m., Friday, March 20, 2009, and should be addressed to: Leila Finucane Edmonds, Director, DC Department of Housing and Community Development, ATTN: PADD, 1800 Martin Luther King Jr., Avenue, SE, Washington, D.C. 20020.

**BOARD OF ZONING ADJUSTMENT  
PUBLIC HEARING NOTICE  
TUESDAY, APRIL 21, 2009  
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**

17912      **Application of Gerard Alexander**, pursuant to 11 DCMR § 3104.1, for a  
ANC-2E      special exception to construct a one story side porch addition to an  
existing one-family semi-detached dwelling under section 223, not  
meeting the lot occupancy (section 403), side yard (section 405), and  
nonconforming structure (2001.3) requirements in the R-3 District at  
premises 3103 P Street, N.W. (Square 1270, Lot 824).

**WARD SIX**

17908      **Application of Mark Merlino**, pursuant to 11 DCMR § 3103.2, for a  
ANC-6C      variance from the alley width requirements under subsections 2507.2 and  
2507.3, to allow a one-family dwelling in the R-4 District at premises rear  
645 Maryland Avenue, N.E. (Square 864, Lots 816 and 818).

**WARD SEVEN**

17890      **Application of Benning Station LLC**, pursuant to 11 DCMR § 3104.1,  
ANC-7D      for a special exception for a reduction in the number of required  
nonresidential off-street parking spaces under section 2108, and a special  
exception from the roof structures provisions under subsection 411.11, for  
a mixed use development in the C-3-A District at premises 4400-4430  
Benning Road, N.E. (Square 5139, Lots 24, 25, 803, and 807).

**P.M.**

## BZA PUBLIC HEARING NOTICE

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WARD ONETHIS APPLICATION WAS CONTINUED FROM THE FEBRUARY 19, 2008,  
AND OCTOBER 28, 2008, PUBLIC HEARING SESSIONS:

17717            **Application of Central Union Mission**, pursuant to 11 DCMR § 3104.1,  
ANC-1A            for a special exception to allow the construction of a mixed-use building  
with community-based residential facility and ground floor retail (totaling  
in excess of 12,000 sq. ft. of land area) pursuant to subsection 1329.2(b)  
(ZC Case No. 06-48), in the GA/C-3-A District at premises 3506-3512  
Georgia Avenue, N.W. and 714 Newton Place, N.W. (Square 2895, Lots  
825, 826, 830 and 831).

WARD SIX

17903            **Appeal of Frederick H. Graefe Trust, et al**, pursuant to 11 DCMR §§  
ANC-6C            3100 and 3101, from an August 6, 2008, decision of the Department of  
Consumer and Regulatory Affairs Permit Operations Division, to issue  
Building Permit No. G0800014, authorizing work facilitating the use of a  
building as a parking garage in the CAP/R-4 District at premises 317  
Constitution Avenue, N.E. (Square 785, Lot 820).

**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.

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**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  
RICHARD S. NERO, JR., ACTING DIRECTOR, OFFICE OF ZONING.**

PHN 4/21/09 rsn

**BOARD OF ZONING ADJUSTMENT  
PUBLIC HEARING NOTICE  
TUESDAY, APRIL 28, 2009  
SECOND FLOOR HEARING ROOM, SUITE 220-S  
441 4<sup>TH</sup> STREET, N.W.  
WASHINGTON, D.C. 20001**

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**A.M.**

**WARD EIGHT**

17914      **Application of Sherman Arms LLC on behalf of Vesta Chesapeake**  
ANC-8D      **LLC**, pursuant to 11 DCMR § 3104.1, for a special exception to establish  
a community service center in an existing apartment building under  
section 334 (352), in the R-5-A District at premises 820 Southern Avenue,  
S.E. (Square 6210, Lot 834).

**WARD TWO**

17916      **Application of American Hellenic Institute Foundation, Inc.**, pursuant  
ANC-2B      to 11 DCMR § 3104.1, for a special exception to allow office use under  
section 508, in the SP-2 District at premises 1220 16<sup>th</sup> Street, N.W.  
(Square 182, Lot 55).

**WARD SIX**

17913      **Application of Gonzaga College High School**, pursuant to 11 DCMR §§  
ANC-6C      3104.1 and 3103.2, for a special exception to construct new facilities for  
academic and athletic uses, to construct a below grade parking garage and  
to make other related modifications to the campus under section 206, and  
for a variance from the court requirements under section 406, in the R-4,  
C-2-A and C-3-C Districts at premises 19 I Street, N.W. (Square 622, Lots  
90 and 840).

**P.M.**

**WARD TWO**

BZA PUBLIC HEARING NOTICE

APRIL 28, 2009

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**THIS APPLICATION IS BEING REHEARD IN RESPONSE TO A REMAND FROM THE D.C. COURT OF APPEALS**

17337            **Application of N Street Follies, Ltd.**, pursuant to 11 DCMR § 3104.1, ANC-2B            and 3103.2, for special exceptions to allow a hotel under section 512, for a partial waiver of the rear yard requirements under subsection 534.6, and to allow multiple roof structures and roof structures not meeting the normal setback requirements of subsection 530.4, under section 411, and for variances from the height requirements under section 530, the floor area ratio requirements under section 531, and the court requirements under section 536, to allow the construction of an addition to existing buildings to be used as a hotel in the DC/SP-1 District at premises 1743-1755 N Street, N.W. (Square 158, Lots 69, 835 and 836).

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**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 RICHARD S. NERO, JR., ACTING DIRECTOR, OFFICE OF ZONING.**

PHN 4/28/09 rsn