

ALCOHOLIC BEVERAGE REGULATION ADMINISTRATION

NOTICE OF PUBLIC HEARING

Posting Date: June 12, 2009
Petition Date: July 27, 2009
Hearing Date: August 10, 2009

License No.: ABRA-073989
Licensee: FSS, LLC
Trade Name: Ireland's Four Fields
License Class: Retail Class "C" Tavern
Address: 3412 Connecticut Ave, NW
Contact: Michael Fonseca, Esq., 202-625-7700

WARD 3 ANC 3C SMD 3C05

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

Licensee requests the following substantial change to its nature of operation:

CHANGE IN HOURS OF SIDEWALK CAFÉ AND ENTERTAINMENT

CURRENT ENTERTAINMENT HOURS PROPOSED ENTERTAINMENT HOURS
Sunday through Thursday 5 pm - 2 am Sunday through Thursday 10 am - 2 am
Friday 4 pm - 3 am Friday and Saturday 10 am - 3 am
Saturday 5 pm - 3 am

CURRENT SIDEWALK CAFÉ HOURS PROPOSED SIDEWALK CAFÉ HOURS
Sunday through Saturday 5 pm - 1 am Sunday through Thursday 11 am - 2 am
Friday and Saturday 11 am - 3 am

## ALCOHOLIC BEVERAGE REGULATION ADMINISTRATION

## NOTICE OF PUBLIC HEARING

Posting Date: June 12, 2009  
Petition Date: July 27, 2009  
Hearing Date: August 10, 2009

License No.: ABRA-060187  
Licensee: Haydee Corporation  
Trade Name: Haydee's 2000  
License Class: Retail Class "C" Restaurant  
Address: 6303 Georgia Ave., NW  
Contact: Joyce Njorowe, 301-841-5287

WARD 4

ANC 4B

SMD 4B03

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

## CLASS CHANGE REQUEST:

Licensee requests to change from Retail Class "C" Restaurant to Retail Class "C" Nightclub

## DEPARTMENT OF SMALL AND LOCAL BUSINESS DEVELOPMENT

## NOTICE OF PUBLIC HEARING

**Extension Of The Term Of The Mount Vernon Triangle Community Improvement District**

Notice is hereby given that, pursuant to section 18 of the Business Improvement Districts Act of 1996, D.C. Official Code § 2-1215.18, the Department of Small and Local Business Development on behalf of the Deputy Mayor for Planning and Economic Development will hold a public hearing to determine whether to approve the request by the Mount Vernon Triangle Community Improvement District (CID) to extend the term of the CID for another 5 years. The current term of the Mount Vernon Triangle CID will expire September 30, 2009. If the request for extension is granted, the new term will expire on September 30, 2014.

The hearing will be held at 6:30 p.m. on **Tuesday, June 23, 2009** in Room 123 of the John A. Wilson Building, 1350 Pennsylvania Avenue, NW, Washington, DC.

This public hearing is being conducted to inform citizens about the application to extend the term of the Mount Vernon Triangle Community Improvement District and to ensure that interested parties have an opportunity to present their views on the application in a public forum. **Complete copies of the application are available, effective May 22, 2009**, for public review between the hours of 9:30 a.m. and 5:00 p.m. Monday through Friday at the Department of Small and Local Business Development (at Judiciary Square), 441 4<sup>th</sup> Street, NW., Suite 970N, Washington, DC. The application is also available for review, throughout the day, at the **Hampton Inn, 901 6<sup>th</sup> Street, NW, Washington, DC 20001**, which is within the CID boundaries

Those who wish to present testimony are requested to contact Phyllis R. Love at [phyllis.love@dc.gov](mailto:phyllis.love@dc.gov) with the following information, no later than 12:00 noon on Friday, June 19, 2009: (a) the name of the person wishing to testify; (2) his/her company or affiliation; (c) his/her status as a commercial property owner, tenant, representative of an exempt property, resident, or private citizen; and (d) a phone number where he/she can be reached.

Individuals presenting testimony are requested to bring ten copies of their testimony to the hearing. Individuals will be limited to 5 minutes of oral testimony and organizations will be limited to 10 minutes of oral testimony. Those who do not wish to testify at the hearing but wish to present written comments on the application must submit their comments to Phyllis R. Love, Department of Small and Local Business Development, 441 4<sup>th</sup> Street NW, Suite 970N, Washington, DC 20001, no later than 12:00 noon on Friday, June 19, 2009. Questions about this hearing should be directed to Ms. Love at (202)741-0837, or Lincoln Lashley at (202) 741-0873.

**DC STATE BOARD OF EDUCATION****NOTICE OF PUBLIC HEARING**

DC State Board of Education

The DC State Board of Education will hold a public hearing to receive public input on biology as a graduation requirement.

Should anyone wish to testify before the DC State Board of Education, they should notify the State Board of Education office by close of business June 22, 2009. They should also bring fifteen (15) copies of their testimony to the meeting.

Wednesday, June 24, 2009

6 p.m.

First Floor Chambers

441 4<sup>th</sup> Street, NW

Washington, DC 20001

Contact: Beverley R. Wheeler (202) 741-0884

[Beverley.wheeler@dc.gov](mailto:Beverley.wheeler@dc.gov)

**BOARD OF ZONING ADJUSTMENT  
PUBLIC HEARING NOTICE  
TUESDAY, SEPTEMBER 8, 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 A.M. MORNING HEARING SESSION  
1:00 P.M. TO 6:00 P.M. AFTERNOON HEARING SESSION**

**A.M.**

**WARD SIX**

17955  
ANC-6B      **Application of John Michael Day and Tama Duffy Day**, pursuant to 11 DCMR § 3104.1, for a special exception to allow a rear 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 (subsection 2001.3) requirements in the R-4 District at premises 649 E Street, S.E. (Square 877, Lot 73).

**WARD THREE**

17956  
ANC-3E      **Application of Hamid Reza Ossareh**, pursuant to 11 DCMR § 3104.1, for a special exception to allow a two-story rear addition to an existing one-family detached dwelling under section 223, not meeting the lot occupancy (section 403), and side yard (section 405) requirements in the R-2 District at premises 4355 Fessenden Street, N.W. (Square 1655, Lot 22).

**WARD ONE**

17953  
ANC-1C      **Application of Capitol Pizza Mia**, pursuant to DCMR § 3104.1, for a special exception for a fast food restaurant under section 733, in the C-2-A District at premises 2005 18<sup>th</sup> Street, N.W. (Square 2557, Lot 13).

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P.M.

WARD EIGHT

17954            **Application of D.C. Primary Care Association**, pursuant to 11  
ANC-8A        DCMR §§ 3104.1 and 3103.2, for a special exception to reduce the  
amount of required off-street parking under section 2108, and a  
variance from the rear yard requirements under section 404, to  
construct a health care clinic in the R-5-A District at premises 1500-  
1510 Galen Street, S.E., 2211 and 2215 16<sup>th</sup> Street, S.E., and an alley  
closed in Square 5795 (Square 5795, Lots 1, 23, 24, and 800).

WARD FOUR

17958            **Application of Community Auto Service Center**, pursuant to 11  
ANC-4C        DCMR § 3103.2, for a variance from the use provisions under  
section 701.1, to establish an automobile repair and service  
establishment in the C-1 District at premises 4408 Arkansas Avenue,  
N.W. (Square 2819, Lot 808).

**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.

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

**MARC D. LOUD, CHAIRMAN, SHANE L. DETTMAN, AND A MEMBER  
OF THE ZONING COMMISSION ----- BOARD OF ZONING  
ADJUSTMENT, BY CLIFF MOY, SECRETARY TO THE BZA, RICHARD  
S. NERO, JR., ACTING DIRECTOR.**

PHN 9/8/09 rsn

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

**TIME AND PLACE:**                      **Thursday, July 30, 2009, @ 6:30 P.M.**  
**Office of Zoning Hearing Room**  
**441 4<sup>th</sup> Street, N.W., Suite 220-South**  
**Washington, D.C. 20001**

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

**CASE NO. 09-06 (Abdo New York LLC -- Consolidated Planned Unit Development and Related Zoning Map Amendment**

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

On March 30, 2009, the Office of Zoning received an application from Abdo New York LLC (the "Applicant"). The Applicant is requesting consolidated approval of a planned unit development ("PUD") and related amendment to the Zoning Map of the District of Columbia to the C-3-A Zone District. The Office of Planning provided its report on April 3, 2009, and the case was set down for hearing on April 13, 2009. The Applicant provided its prehearing statement on May 19, 2009. On June 8, 2009, in response to correspondence from the Applicant, the case was set down for hearing with a related map amendment to the CR Zone District.

The property that is the subject of this application consists of approximately 697,874 square feet of land area (Square 4268, Lots 2, 5, 6, 8, 10, 11, 12, 14, 800, 801, 804, 811, and 815 and Parcels 153/26, 153/83, 153/105, 153/113, 153/123, 153/150, 153/152, and 153/153) as well as a portion of a public alley to be closed (the "Subject Property").

The Subject Property is zoned C-M-1. The Zoning Map Amendment Application requests a rezoning of the Subject Property to the CR Zone District to accommodate the height, density, and use of the proposed development plan.

The Applicant proposes to develop a mixed-use neighborhood on the Subject Property featuring ten new buildings arranged along the three existing public streets that border the site (New York Avenue, Montana Avenue, and Bladensburg Road, N.E.) as well as along three new interior privately-constructed streets. In total, the project will include approximately 1350-1420 new residential units with a mixture of affordable and market-rate housing. The project will also include approximately 69,883 square feet of ground-floor retail space along New York Avenue and over five acres of open space.

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 are 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
- (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;

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- (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.

**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 maximum time limits for oral testimony shall be adhered to and no time may be ceded:

- |    |                                  |                         |
|----|----------------------------------|-------------------------|
| 1. | Applicant and parties in support | 60 minutes collectively |
| 2. | Parties in opposition            | 60 minutes collectively |
| 3. | Organizations                    | 5 minutes each          |
| 4. | Individuals                      | 3 minutes each          |

Pursuant to § 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

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

**ANTHONY J. HOOD, WILLIAM W. KEATING, III, KONRAD SCHLATER, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY RICHARD S. NERO, JR., ACTING DIRECTOR, AND BY SHARON SCHELLIN, SECRETARY TO THE ZONING COMMISSION.**