

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

**TIME AND PLACE:** **Thursday, May 26, 2011, @ 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. 10-21 (Buzzards Point LLC - Capitol Gateway Overlay District Review @ Square 667S, Lots 4, 5, 6 and 804)**

**THIS CASE IS OF INTEREST TO ANC 6D**

On September 7, 2010, the Office of Zoning received an application from Buzzards Point LLC (the "Applicant"). The Applicant is requesting review and approval of new development at the corner of 1<sup>st</sup> and V Streets, S.W., pursuant to the Capitol Gateway Overlay District provisions set forth in Section 1610 of the Zoning Regulations.

The property which is the subject of this application consists of approximately 19,287 square feet of land area and is located at the southeast corner of the intersection of 1<sup>st</sup> and V Streets, S.W. (Square 667S, Lots 4, 5, 6, and 804). The property is bounded to the east by Half Street, S.W., to the south by the Buzzards Point Marina, to the west by 1<sup>st</sup> Street, S.W., and to the north by V Street, S.W. The property is currently vacant and is zoned W-2/CG. W-2 is a medium density mixed use zone.

The Applicant proposes to develop the property with a new eight story mixed use residential/retail building containing approximately 99 residential units and 2,047 square feet of ground floor retail. Approximately 7,250 square feet of the residential will be affordable units in conformance with the Inclusionary Zoning provisions of Chapter 26 of the Zoning Regulations. Sixty-nine parking spaces will be provided. The floor area ratio ("FAR") of the Project will be approximately 5.79 and the building height is 80 feet.

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

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 14 days prior to the date set for the hearing, a Form 140 – Party Status Application, a copy of which is attached hereto.** This form may also be obtained from the Office of Zoning at the address stated below or downloaded from the Office of Zoning's website at: [www.dcoz.dc.gov](http://www.dcoz.dc.gov).

Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusions in the record.

**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 in § 3012.5 (a) through (i). The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.**

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 should be forwarded to the Director, Office of Zoning, Suite 200-S, 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.**

**ANTHONY J. HOOD, KONRAD W. SCHLATER, GREG M. SELFRIDGE, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JAMISON L. WEINBAUM, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.**