

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

TIME AND PLACE: **Thursday, January 19, 2012, @ 6:30 p.m.**
 Jerrily R. Kress Memorial Hearing Room
 441 4th Street, N.W., Suite 220-S
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 10-28 – Application of 901 Monroe St., LLC for Consolidated Review and Approval of a Planned Unit Development and Zoning Map Amendment for 901 Monroe Street, N.E. (Square 3829, Lots 3, 4, 11, 22, and 820)

THIS CASE IS OF INTEREST TO ANC 5A

On November 16, 2010 901 Monroe St., LLC (“Applicant”) filed an application for the consolidated review and approval of a planned unit development (“PUD”) and PUD-related Zoning Map amendment to rezone 901 Monroe Street, N.E. (Square 3829, Lots 3, 4, 11, 22, and 820) (“Subject Property”) from the C-1 and R-2 Zone Districts to the C-2-B Zone District. On March 4, 2011, the Office of Planning provided its report recommending that the case be set down for a public hearing. On July 5, 2011, the Applicant submitted supplemental information responding to issues raised by the Commission. On July 15, 2011, the Office of Planning provided a supplemental report and continued to recommend that the case be set down for a public hearing. The Commission set the case down for a public hearing as a contested case on July 25, 2011.

The property that is the subject of this application consists of approximately 60,000 square feet of land area and is located along Monroe Street, N.E., between 9th and 10th Streets, and extending down 9th Street, N.E. to Lawrence Street, N.E. (Square 3829, Lots 3, 4, 11, 22, and 820).

The Subject Property is improved with a restaurant (Col. Brooks Tavern), a surface parking lot for the Col. Brooks Tavern, and residential uses. The Applicant proposes to construct a new mixed-use project. The proposed project will contain approximately 205-220 residential apartment units and approximately 12,720 square feet of ground-floor retail space. The proposed project also will contain approximately 150 below-grade parking spaces and approximately 66 bicycle parking spaces. The proposed project will have a Floor Area Ratio (“FAR”) of approximately 3.31 and a measured building height of approximately 60.7 feet.

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 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.

To the extent that the information is not contained in the Applicant's prehearing submission as required by 11 DCMR § 3013.1, the Applicant shall also provide this information not less than 14 days prior to the date set for the hearing.

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 contain the information indicated in § 3012.5 (a) through (i).

Time limits.

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

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| 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 |

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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 200-S, 441 4th Street, N.W., Washington, D.C. 20001. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

ANTHONY J. HOOD, KONRAD W. SCHLATER, MARCIE I. COHEN, 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.