

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Zoning Commission



Z.C. CASE NO.: 03-12F/03-13F

As Secretary to the Commission, I hereby certify that on APR 22 2008 copies of this Z.C. Notice of Rescheduled Public Hearing were mailed first class, postage prepaid or sent by inter-office government mail to the following:

1. *D.C. Register*
2. Norman Glasgow, Jr., Esq.  
Holland & Knight, LLP  
2099 Pennsylvania Avenue, N.W.  
Washington, D.C. 20006
3. Robert Moffatt, Chair  
ANC 6D  
25 M Street, SW  
Washington, DC 20024
4. Commissioner Robert Siegel  
6D07  
919 5th St SE  
Washington, DC 20003
5. Gottlieb Simon  
ANC  
1350 Pennsylvania Avenue, N.W.  
Washington, D.C. 20004
6. Councilmember Tommy Wells
7. Office of Planning (Harriet Tregoning)
8. DDOT (Karina Ricks)
9. Zoning Administrator (Matt LeGrant)
10. Office of the Attorney General (Alan Bergstein)
11. Jill Stern, Esq.  
General Counsel - DCRA  
941 North Capitol Street, N.E.  
Suite 9400  
Washington, D.C. 20002
12. Property Owners within 200 Feet (see attached list provided by Applicant)
13. MLK Library (30 copies)

ATTESTED BY:

Sharon S. Schellin  
Secretary to the Zoning Commission  
Office of Zoning

ZONING COMMISSION  
Distri...  
CASE NO. 03-12/03-13F  
EXHIBIT NO. 18

441 4<sup>th</sup> Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: [dcoz@dc.gov](mailto:dcoz@dc.gov)

ZONING COMMISSION  
Web Site: [www.dcoz.dc.gov](http://www.dcoz.dc.gov)  
District of Columbia

CASE NO.03-12F/03-13F  
EXHIBIT NO.18

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

**TIME AND PLACE:    Wednesday, May 28, 2008, 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. 03-12F/03-13F (Square 769, LLC & DCHA -- Modifications to PUD @ Square 769, Lots 18, 20, & 21)**

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

On December 28, 2007, the Office of Zoning received an application from Square 769, LLC and the District of Columbia Housing Authority (collectively, the "Applicant"), the owners of Lots 18, 20, and 21 in Square 769 (the "Property"). The Applicant is requesting modifications to the planned unit development approved pursuant to Zoning Commission Order No. 03-12C/03-13C. The Office of Planning provided its report on January 7, 2008, and the case was set down for hearing on February 11, 2008. The Applicant provided its prehearing statement as part of its application on March 7, 2008.

On May 14, 2007, the Zoning Commission voted 5-0-0 to approve Zoning Commission Case No. 03-12C/03-13C, a case concerning second-stage approval of the Applicant's proposed office building with ground floor retail at 250 M Street, S.E. Zoning Commission Order No. 03-12C/03-13C allows the Applicant to develop the Property with an office building built to a height of 110 feet (plus roof structure of an additional 18 feet, 6 inches) with a gross floor area of 207,785 square feet and an FAR of 7.20. The original overall Capper/Carrollburg PUD provided for a maximum building height of 110 feet and a maximum gross floor area of 236,000 square feet under C-3-C zoning.

The Applicant is now seeking a modification to: (1) increase the measured building height from 110 feet to 130 feet; and (2) increase the gross floor area of the approved building from 207,785 square feet to 234,182 square feet. With respect to building height, the building was initially approved at a height of 110 feet, plus a mechanical penthouse measuring 18 feet, 6 inches above the roof. The Applicant has redesigned the building to include an 11<sup>th</sup> floor as well as a mechanical penthouse to be located on the 10<sup>th</sup> floor roof. The mechanical penthouse has a height of 18 feet, 6 inches and is set back one-to-one from each exterior wall of the roof upon which it is located. The Applicant is requesting the increased building height so that the building can come closer to achieving the gross floor area approved by the Zoning Commission. The Applicant proposes to increase the gross floor area of the building from 207,785 square feet to 234,182 square feet, which is 1,818 square feet less than the permitted gross floor area of 236,000 square feet.

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\* The hearing was previously scheduled for May 14, 2008.

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

**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.**

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;

- (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. The information shall be filed no later than fourteen (14) days before the date of 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 also contain the information indicated in (e) through (h) above.**

**Time limits.**

The following time limits for oral testimony shall be adhered to unless changed by the Commission, and no time may be ceded:

- |    |                                  |   |
|----|----------------------------------|---|
| 1. | Applicant and parties in support | 60 minutes collectively                   |
| 2. | Parties in opposition            | 15 minutes each (60 minutes collectively) |
| 3. | Organizations                    | 5 minutes each                            |
| 4. | Individuals                      | 3 minutes each                            |

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, GREGORY N. JEFFRIES, CURTIS L. ETHERLY, JR., 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.**

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District of Columbia Housing Authority  
1133 N. Capitol St., NE # 210  
Washington, DC 20002-7549

District of Columbia  
Office of Attorney General  
441 4th St., NW # 1060N  
Washington, DC

United States of America  
GSA  
1800 F St., NW Room 6340  
Washington, DC 20405

JBG/Federal Center LLC  
4445 Willard Ave.  
Chevy Chase, MD 20815-3690

Woong S. Choe  
20076 Forest Farm Ln.  
Ashburn, MD 20147

Square 769 LLC  
William C. Smith & Co.  
1100 New Jersey Ave., SE # 1000  
Washington, DC 20003-3302

Jerry D. Massie  
K. L. Massie  
14410 Danube Ln.  
Mitchellville, MD 20721-3212

Allen J. Carroll  
13304 Piscataway Dr.  
Fort Washington, MD 20744-6626

Mohammed Z. Salabru  
Shadera A. Salabru  
1026 3rd St., SE  
Washington, DC 20003-3425

Mayiak LLC  
c/o - Apt. 512-S.  
950 25th St., NW  
Washington, DC 20037-2137

David A. Leiner  
1018 3rd St., SE  
Washington, DC 20003-3423

Christopher D. Phelen  
302 L St., SE  
Washington, DC 20003-3459

Annie M. Tucker  
304 L St., SE  
Washington, DC 20003-3459

Shadera Salarbux  
306 L St., SE  
Washington, DC 20003-3459

Luke C. Strider  
Unknown  
Washington, DC 20002

Federal Center LP  
1730 K St., NW - Ste. 1204  
Washington, DC 20006-3829

Square 742 LLC  
c/o Spaulding & Slye/Ste. 100  
1100 New Jersey Ave., SE  
Washington, DC 20003-3302

Jin Huang  
20076 Forest Farm Ln.  
Ashburn, VA 20147-3128

Capitol Hill Tower Housing Cooperative Incf  
434 Broadway FL 8  
New York, NY 10013-2563

NJA Hotel LLC  
434 Broadway FL 8  
New York, NY 10013-2563