

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

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**TIME AND PLACE:**

Thursday, March 30, 2006, 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. 04-36 (2480 16<sup>th</sup> Street, NW, Consolidated Approval of a PUD and Map Amendment – Dorchester House Associates, LLC and Kalorama West, LLC)**

**THIS CASE IS OF INTEREST TO ANC 1C**

On December 24, 2004, the Office of Zoning received an application from Dorchester House Associates, LLC and Kalorama West, LLC (the "Applicant"). The Applicant is requesting approval of a consolidated planned unit development and amendment to the Zoning Map of the District of Columbia. The Office of Planning provided reports on March 4, 2005 and September 2, 2005. The case was set down for a hearing on March 14, 2005 and September 15, 2005. The Applicant provided pre-hearing submissions on July 8, 2005 and January 13, 2006.

The property that is the subject of this application, Lot 35 (also known as Lots 815 and 816) in Square 2572 (the "Subject Property") consists of approximately 158,150 square feet of land. The Subject Property is located in the Reed-Cooke/Adams Morgan neighborhood of Ward 1, but not in the Reed-Cooke Overlay District. The Dorchester House Apartments Building is located on Lot 815 which is zoned R-5-D and is generally located along 16<sup>th</sup> Street, N.W. Lot 816 is split zoned, R-5-B along 17<sup>th</sup> Street, N.W. and R-5-D to the east. The Applicant requests a Zoning Map amendment for the western portion of Lot 816 from the R-5-B District to the R-5-D District in order to construct an addition to the Dorchester House Apartments.

The addition to the Dorchester House Apartments Building (the "Proposed Addition") will consist of approximately 182,510 square feet of gross floor area that will include approximately 145 - 151 residential units. The Proposed Addition is located on the western portion of the property (Lot 816). Lot 816, which fronts on 17<sup>th</sup> Street, N.W., is currently used for surface parking. The existing Dorchester House Apartments Building ("Existing Apartments") will remain, though the parking lot will be replaced by underground parking. The Existing Apartments include approximately 415,464 square feet of gross floor area and 394 apartment units.

The Proposed Addition will be six stories in height (58 feet 6 inches as measured from the center of the 17<sup>th</sup> Street frontage). It will have two additional floors set back approximately 28 feet

**ZONING COMMISSION  
District of Columbia**

Case 04-36

**ZONING COMMISSION  
District of Columbia  
CASE NO. 04-36  
EXHIBIT NO. 21**

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**Z.C. CASE NO. 04-36**  
**PAGE NO. 2**

from the property line rising to a height of 78 feet. The Proposed Addition steps down to the Euclid Mews project to the north and is 45 feet tall at the northern property line. The Proposed Addition will include two levels of below-grade parking that will include approximately 307 parking spaces for the residents and guests of both the Existing Apartments and the Proposed Addition. The upper parking level and the Proposed Addition's loading berth will be accessed from 17<sup>th</sup> Street, N.W. The lower parking level and the Existing Apartments' loading berth will be accessed from Kalorama Road, N.W., in the same location as the existing surface parking lot's driveway and the existing loading area. The total floor area ratio ("FAR") of the PUD project will be approximately 3.78. The Subject Property will have a lot occupancy of approximately 46.5%.

The R-5-B District permits a maximum height of 50 feet with no limit on the number of stories. There is no minimum lot area or minimum width of the lot. The maximum FAR for the R-5-B District is 1.8 and the maximum lot occupancy is 60%. Under the PUD guidelines, the maximum height for a building in the R-5-B District is 60 feet and the maximum FAR is 3.0. The R-5-D District permits a maximum height of 90 feet with no limit on the number of stories, a maximum lot occupancy of 75% and a maximum FAR of 3.5 as a matter of right. As in the R-5-B District, there is no minimum lot area or minimum lot width requirements. Under the PUD guidelines, the maximum height for a building in the R-5-D District is 90 feet and the maximum FAR is 4.5.

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 is 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.

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**PAGE NO. 3**

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

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- (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.**

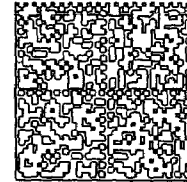
**CAROL J. MITTEN, ANTHONY J. HOOD, JOHN G. PARSONS, MICHAEL G. TURNBULL, AND GREGORY N. JEFFRIES ————— ZONING COMMISSION  
FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FALA, DIRECTOR,  
AND BY SHARON S. SCHELLIN, ACTING SECRETARY TO THE ZONING  
COMMISSION.**

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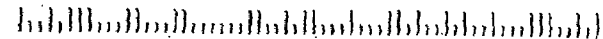
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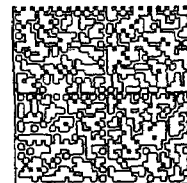
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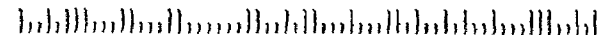
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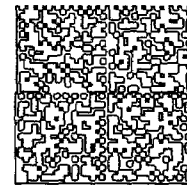
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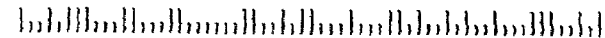
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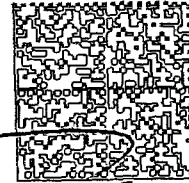
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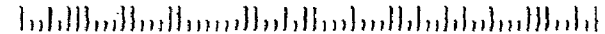
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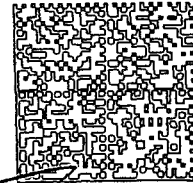
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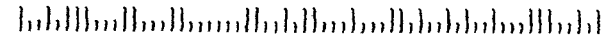
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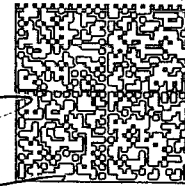
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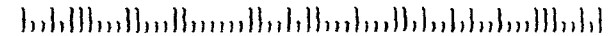
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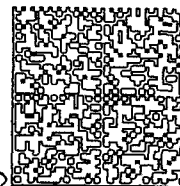
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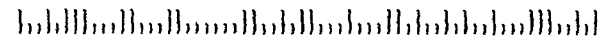
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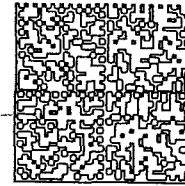
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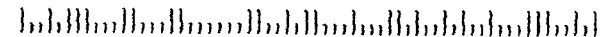
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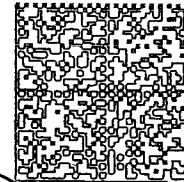
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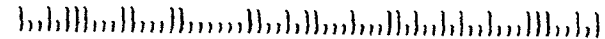
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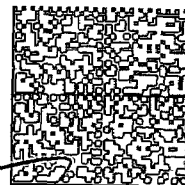
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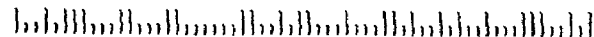
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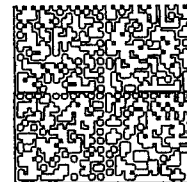
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