

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

**TIME AND PLACE:**

**Monday, January 23, 2006, @ 6:30 PM  
Office of Zoning Hearing Room  
441 4<sup>th</sup> Street, N.W., Suite 220-South  
Washington, D.C. 20001**

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D.C. OFFICE OF ZONING

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

**CASE NO. 05-18 (Hope 7 Monroe Street, LP – Consolidated PUD and Related Zoning Map Amendment)**

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

On June 21, 2005, the Office of Zoning received an application from Hope 7 Monroe Street, LP (the "Applicant"). The Office of Planning provided its report on July 5, 2005, and the case was set down for hearing on July 11, 2005. The Applicant provided its prehearing statement on September 6, 2005.

The property that is the subject of this application consists of approximately 11,910 square feet of land area and is located at 1020 Monroe Street, N.W. (Square 2840, Lot 820). The subject property is zoned C-2-A.

The Applicant proposes a 46,038 square foot (3.85 FAR) mixed-use development. The existing four-story building will be renovated and two additional floors will be added, one new floor of residential and one of recreational space. The project will contain 27 residential units, 5,727 square feet of ground floor retail spaces, and three new parking spaces. The project will commit nine of the units as affordable units to low-to-moderate income families. The density of the project is proposed at 3.85 FAR with a maximum height of 64 feet, 10 inches.

The Applicant requests a related amendment to the Zoning Map for the subject property from C-2-A to C-3-A to achieve the proposed density of the project.

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

- (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.**

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

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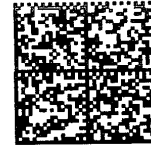
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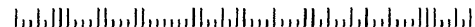
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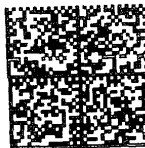
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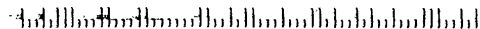
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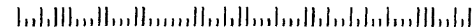
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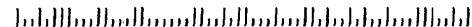
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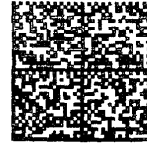


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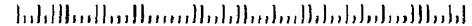
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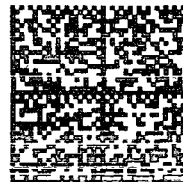
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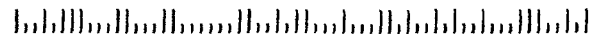
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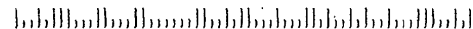
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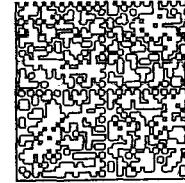
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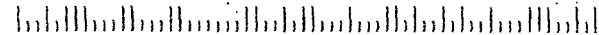
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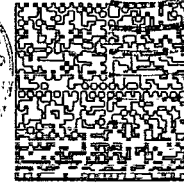
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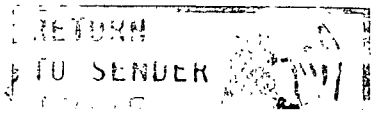
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