Government of the District of Columbia
OFFICE OF ZONING

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MEMORANDUM

TO: Arnold R. Finlayson, Administrator
Office of Documents and Administrative Issuance

FROM: Sharon S. Schellin
Acting Secretary to the Zoning Commission

DATE: September 28, 2005

SUBJECT: Publication for the Office of Zoning

2005 SEP 29 PM 3 32

Please publish the following in the *D.C. Register* on October 7, 2005:

1. Z.C. Notice of Filing (Case No. 70-16A);
2. Z.C. Notice of Filing (Case No. 05-30);
3. Z.C. Notice of Emergency Rulemaking (Case No. 05-29);
4. Z.C. Notice of Public Hearing (Case No. 05-22);
5. Z.C. Notice of Public Hearing (Case No. 05-29);
6. Z.C. Notice of Public Hearing (Case No. 05-31);
7. Z.C. Order No. 04-24; and
8. Z.C. Order No. 05-14.

Attachments

[redacted]
CASE NO. 05-22
EXHIBIT NO. 16

ZONING COMMISSION
District of Columbia
CASE NO.05-22
EXHIBIT NO.16

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Monday, December 5, 2005, 6:30 P.M.**
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 05-22 (14th Street and Florida Avenue, N.W. – Level 2 Development, LLC)

THIS CASE IS OF INTEREST TO ANC 1B

On July 11, 2005, the Office of Zoning received an application from Level 2 Development, LLC, on behalf of L2CP, LLC, and District Cablevision Limited Partnership. The Applicant is requesting approval of a planned unit development (PUD) under the existing C-2-B District. The Office of Planning provided its report on September 2, 2005, and the case was set down for hearing on September 15, 2005. The Applicant provided its prehearing statement as part of its application on September 26, 2005.

The property that is the subject of this application consists of approximately 34,357 square feet of land area and is located on the east side of 14thj Street between Belmont Street and Florida Avenue, N.W., Square 2868, lots 119 and 122. The subject property is currently zoned C-2-B.

The Applicant proposes to construct a nine story apartment house containing approximately 174 units and retail space on the ground and first levels. The existing Comcast equipment building on the southeast portion of the site will remain, but the ground level equipment and the existing antenna tower will be removed. The total gross floor area of the project is approximately 189,211 square feet (including the Comcast equipment building). The FAR of the new building is 6.0, the FAR of the existing Comcast equipment building is 0.5 and the overall FAR is 5.51. The height of the new building will be 90 feet. The building will contain approximately 163 underground parking spaces with access from the public alley on the east side of the property.

The C-2-C District permits mixed residential and commercial development as a matter-of-right, to a maximum lot occupancy of 80% for residential use, a maximum FAR of 3.5, of which no more than 1.5 may be devoted to other than residential uses and a maximum height of ninety feet. Under Chapter 24, the guideline for height in a PUD is 90 feet and the guideline for FAR in a PUD is 6.0, of which no more than 2.0 may be commercial.

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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 4th 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 JEFFRIES, JOHN G. PARSONS AND KEVIN HILDEBRAND, ---------- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON S. SCHELLIN, ACTING SECRETARY TO THE ZONING COMMISSION.