

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning

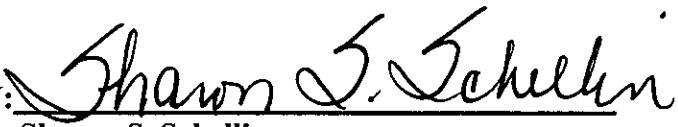


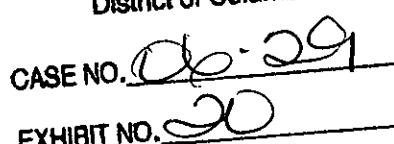
Z.C. CASE NO.: 06-29

As Secretary to the Commission, I hereby certify that on JAN 11 2007 copies of this Z.C. Notice of Public Hearing were mailed first class, postage prepaid or sent by inter-office government mail to the following:

1. *D.C. Register*
2. Mary Carolyn Brown, Esq.
Holland & Knight, LLP
2099 Pennsylvania Ave., N.W.
Washington, D.C. 20006
3. Vince Micone, Chair
ANC 2A
State Plaza Hotel
725 24th Street, NW
Washington, DC 20037
4. Commissioner Michael Thomas
ANC/SMD 2A02
2501 M Street, NW, #611
Washington, DC 20037
5. Gottlieb Simon
ANC
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004
6. Councilmember Jack Evans
7. Office of Planning (Jennifer Steingasser)
8. DDOT (Ken Laden)
9. Zoning Administrator (Bill Crews)
10. Jill Stern, Esq.
General Counsel
941 North Capitol Street, N.E.
Suite 9400
Washington, D.C. 20002
11. Office of the Attorney General
(Alan Bergstein)
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


CASE NO. 06-29
EXHIBIT NO. 20

United States Of America
c/o National Park Service
1100 Ohio Dr., SW
Washington, DC 20242

Eop-Three Lafayette LLC
c/o Property Tax Dept
PO Box A3879
Chicago, IL 60690-3879

Auger & Auger Associates
c/o Wash Marriott Hotel
1221 22nd St., NW
Washington, DC 20037-1203

1100 New Hampshire Avenue LLC
1615 L St., NW
Washington, DC 20036-5610

Us Property Fund, III GmbH and Co Kg
c/o Deloitte & Touche LLP
191 Peachtree St., NE - Ste. 1500
Atlanta, Ga 30303-1749

David Hornstein
c/o Gelman Co
2120 L St., NW
Washington, DC 20037-1527

BWI Properties Inc.
c/o Northridge Capital Inc.
1000 Potomac St., NW - Ste. 150
Washington, DC 20007-3501

Pamela J. Slater
1117 New Hampshire Ave., NW Apt.
Washington, DC 20037-1552

Donato A. Rodriguez
c/o Weichert Realtors
5034 Wisconsin Ave., NW
Washington, DC 20016-4125

Dean G. Phelus
1117 New Hampshire Ave., NW #
Washington, DC 20037-1500

M. Street Holdings LLC
2030 M St., NW
Washington, DC 20036-3306

Castle Family LP
c/o Eop Three Lafayette LLC
PO Box A3879
Chicago, IL 60690-3879

1200 New Hampshire Washington
c/o Deloitte Tax LLP
191 Peachtree St., NE - Ste. 1500
Atlanta, Ga 30303-1749

George Washington University
c/o George Washington U.
2121 I St., NW #7th F.
Washington, DC 20052-0001

Cesc 2101 L. Street LLC
c/o Smith & Vornado
210 Rte 4
Paramus, NJ 07652-5108

City Center Hotel Owner LLC
1370 Avenue Of The Americas
New York, NY 10019-4602

James M. Doherty
1117 New Hampshire Ave., NW
Washington, DC 20037-1500

William I. Garner
Lorraine V. Garner
1117 New Hampshire Ave., NW #
Washington, DC 20037-1500

Pamela Slater
c/o Unit 5
1117 New Hampshire Ave., NW
Washington, DC 20037-1500

John W. Ruser
Vera Ruser
3539 Porter St., NW
Washington, DC 20016-3177



Christin Tinsworth
1117 New Hampshire Ave., NW
Washington, DC 20037-1500

Quing Li
1117 New Hampshire Ave., NW Apt.
Washington, DC 20037-1555

Square 71 LLC
3307 M St., NW
Washington, DC 20007-3539

Exxon Corporation
Property Tax
PO Box 53
Houston, TX 77001-0053

4280582_v1



mai juil 4 fév 15
DC QPC/2012/12/25
REC/2012

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

TIME AND PLACE: **Thursday, March 22, 2007, @ 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:

Z.C. Case No. 06-29 (WB/NV Center City Hotel Holdings, LLC – Consolidated PUD & Related Map Amendment @ Square 72, Lot 74)

THIS CASE IS OF INTEREST TO ANC 2A

On June 9, 2006 the Office of Zoning received an application from WB/NV Center City Hotel Holdings, LLC (the "Applicant") requesting consolidated approval of a Planned Unit Development to construct two additional floors on top of the existing hotel at 1143 New Hampshire Avenue, N.W., Washington, D.C. The Applicant also seeks a PUD-related amendment to the Zoning Map to rezone the property from R-5-E to the C-3-C District, or in the alternative, the CR District. The Office of Planning provided its report on September 1, 2006, and the case was set down for hearing on September 11. The Applicant provided its prehearing statement on December 19, 2006.

The property that is the subject of this application consists of Lot 74 in Square 72. It contains approximately 31,244 square feet of land area and is currently improved with a nine-story hotel. The Applicant is seeking PUD-related rezoning of the property and PUD approval in order to construct 35,684 square feet of additional gross floor area devoted to hotel space in two new floors on top of the existing building. The existing structure has a floor area ratio ("FAR") of 5.83 and a height of 90 feet. Under the proposed application, the height of the building will be 128.5 feet under the proposed C-3-C District, or 110 feet under the alternatively proposed CR District. When the project is completed, the building will have an FAR of 6.97 under either the C-3-C or CR proposal.

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

Z.C. PUBLIC HEARING NOTICE

Z.C. CASE NO. 06-29

PAGE NO. 2

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 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:

Z.C. PUBLIC HEARING NOTICE

Z.C. CASE NO. 06-29

PAGE NO. 3

- (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.**

Z.C. PUBLIC HEARING NOTICE

Z.C. CASE NO. 06-29

PAGE NO. 4

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, FAIA, DIRECTOR, AND BY SHARON SCHELLIN, SECRETARY TO THE ZONING COMMISSION.