

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. <i>D.C. Register</i>  | 7. Office of Planning (Jennifer Steingasser)  |
| 2. Mary Carolyn Brown, Esq.<br>Holland & Knight, LLP<br>2099 Pennsylvania Ave., N.W.<br>Washington, D.C. 20006 | 8. DDOT (Ken Laden)   |
| 3. Vince Micone, Chair<br>ANC 2A<br>State Plaza Hotel<br>725 24th Street, NW<br>Washington, DC 20037           | 9. Zoning Administrator (Bill Crews)  |
| 4. Commissioner Michael Thomas<br>ANC/SMD 2A02<br>2501 M Street, NW, #611<br>Washington, DC 20037              | 10. Jill Stern, Esq.<br>General Counsel<br>941 North Capitol Street, N.E.<br>Suite 9400<br>Washington, D.C. 20002 |
| 5. Gottlieb Simon<br>ANC<br>1350 Pennsylvania Avenue, N.W.<br>Washington, D.C. 20004                           | 11. Office of the Attorney General<br>(Alan Bergstein)  |
| 6. Councilmember Jack Evans  | 12. Property Owners Within 200 Feet<br>(see attached list provided by Applicant)                                  |
|  | 13. MLK Library (30 Copies)   |

ATTESTED BY:

A handwritten signature in dark ink, appearing to read "Sharon S. Schellin", is written over the printed name.

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

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**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 4<sup>th</sup> 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

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:

- (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.**

**Z.C. PUBLIC HEARING NOTICE  
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**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.**