

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

TIME AND PLACE

**Monday, July 23, 2007, 6 30 P M
Office of Zoning Hearing Room
441 4th Street, N W , Suite 220-South
Washington, D C 20001**

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FOR THE PURPOSE OF CONSIDERING THE FOLLOWING

CASE NO 06-30 (Pollin Memorial Community Development LLC -- Consolidated PUD & Related Map Amendment @ Square 5040 & Parcels 170/27 and 170/28)

THIS CASE IS OF INTEREST TO ANC 7D

On June 16, 2006, the Office of Zoning received an application from Pollin Memorial Community Development, LLC ("PMCD"), on behalf of the District of Columbia ("the District") and the District of Columbia Housing Authority ("DCHA") The Applicants are requesting consolidated review and approval of a planned unit development (PUD) and rezoning of the unzoned portion of the property to the R-5-A District On April 26, 2007, the Applicants amended their application to add the National Park Service as a co-applicant and to decrease the development's land area The Office of Planning provided a report on July 14, 2006 and a supplemental report on May 4, 2007, and the case was set down for hearing on May 14, 2007 The Applicants provided their prehearing statement as part of their application on May 21, 2007

The property that is the subject of this application consists of Lot 804 in Square 5040, a portion of Parcel 170/27 and a portion of Parcel 170/28 and has a combined land area of approximately 257,976 square feet The property is located in the northeast quadrant of the District and is bounded by Anacostia Avenue, Hayes Street, Barnes Street, Grant Street and Kenilworth Park The Applicants are seeking to have the unzoned portions of the property that will be developed by PMCD zoned R-5-A in connection with this Application

The Applicants propose to construct approximately 185,234 square feet of gross floor area dedicated to residential uses, with 91 row dwellings, 8 3-unit apartment buildings, and 5 flats amounting to a total of 125 units in 104 residential buildings on the property The 83 homeownership units will ultimately be owned by the unit purchasers, the 42 public housing units will be owned and operated by DCHA, and the public parks will be owned and maintained by the District The buildings will be constructed to a maximum height of three stories The project will include at least one off-street parking space for each of the 125 units, as well as 150 on-street parking spaces The project will have an overall floor area ratio ("FAR") of approximately 0.8 and an overall lot occupancy of approximately 32%

The R-5-A District is a general residence district designed to permit flexibility of design by permitting all types of urban residential development as a matter-of-right, to a maximum lot occupancy of 40% for residential use, a maximum FAR of 0.9 and a maximum height of forty

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District of Columbia

CASE NO

EXHIBIT NO

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feet Under Chapter 24, the guideline for height in a PUD is 60 feet and the guideline for FAR in a PUD is 1.0

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.

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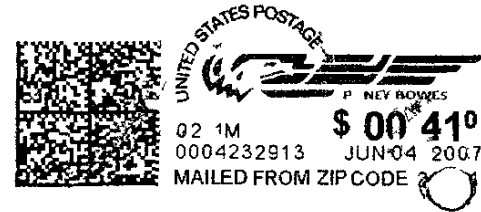
1	Applicant and parties in support	60 minutes collectively
2	Parties in opposition	15 minutes each (60 minutes collectively)
3	Organizations	5 minutes each
4	Individuals	3 minutes each

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 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, SECRETARY TO THE ZONING COMMISSION

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET N W SUITE 200 S/210 S
WASHINGTON DC 20001

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