

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 07-02

DEC 03 2007

As Secretary to the Commission, I hereby certify that on _____ 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 (Harriet Tregoning) |
| 2. Norman Glasgow, Jr., Esq.
Holland & Knight, LLP
2099 Pennsylvania Ave., N.W.
Washington, D.C. 20006 | 8. DDOT (Ken Laden) |
| 3. Dotti Love Wade, Chair
ANC 1A
2905 11 th Street, N.W.
Washington, DC 20001 | 9. Zoning Administrator (Matt LeGrant) |
| 4. Commissioner Alexander Hogan
ANC/SMD 1A03
1474 Columbia Road, N.W. #410
Washington, DC 20009 | 10. Jill Stern, Esq.
General Counsel
941 North Capitol Street, N.E.
Suite 9400
Washington, D.C. 20002 |
| 5. Gottlieb Simon
ANC
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004 | 11. Office of the Attorney General
(Alan Bergstein) |
| 6. Councilmember Jim Graham | 12. Property Owners Within 200 Feet
(see attached list provided by
Applicant) |
| | 13. MLK Library (30 Copies) |

ZONING COMMISSION
District of Columbia

CASE NO. 07-02

EXHIBIT NO. 20

ATTESTED BY: _____

Sharon S. Schellin

Secretary to the Zoning Commission
Office of Zoning

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

TIME AND PLACE: **Monday, February 4, 2008, @ 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. 07-02 (1444 Irving Street, N.W. – Columbia Heights Ventures Parcel 26, LLC)

THIS CASE IS OF INTEREST TO ANC 1A

On January 3, 2007, the Office of Zoning received an application from Columbia Heights Ventures Parcel 26, LLC, on behalf of the RLA Revitalization Corporation (collectively, the "Applicants"). The Applicants are requesting consolidated review and approval of a planned unit development ("PUD") and a related zoning map amendment from R-5-B to C-3-A for a portion of the subject property. The Office of Planning provided its report on March 30, 2007, and the case was set down for hearing on April 9, 2007. The Applicants provided their prehearing statement as part of its application on November 13, 2007.

The property that is the subject of this application is located at 1444 Irving Street, N.W. and consists of Lot 726 in Square 2672. The subject property has a land area of approximately 25,415 square feet and is currently split-zoned C-3-A and R-5-B. Square 2672 is bounded by Irving Street to the north, 14th Street to the east, Columbia Road to the south, and 15th Street to the west in Northwest Washington, D.C.

The Applicants intend to have the western portion of the subject property—which is currently zoned R-5-B—rezoned to C-3-A so the entire site is zoned C-3-A. The Applicants also seek approval of a PUD to allow the construction of a 69-unit condominium building and a 104-unit community based residential facility ("CBRF"). The project will contain a total of 114,368 square feet of gross floor area, with approximately 80,703 square feet in the condominium building and 33,665 square feet in the CBRF. The project will have an overall density of 4.5 FAR and will rise to a maximum height of approximately eighty-three feet. The project will include a total of 84 off-street parking spaces in an underground garage.

The R-5-B District permits residential development as a matter-of-right, to a maximum lot occupancy of 60 percent, a maximum FAR of 1.8 and a maximum height of 50 feet. Under Chapter 24, the guideline for height in a PUD is sixty feet and the guideline for FAR in a PUD is 3.0.

The C-3-A District permits mixed residential and commercial development as a matter-of-right, to a maximum lot occupancy of 75 percent for residential use, a maximum FAR of 4.0, of which no more than 1.5 may be devoted to other than residential uses and a maximum height of sixty-five feet. Under Chapter 24, the guideline for height in a PUD is ninety feet and the guideline for FAR in a PUD is 6.0, of which no more than 2.0 may be commercial.

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:

Z.C. PUBLIC HEARING NOTICE
Z.C. CASE NO. 07-02
PAGE NO. 4

- | | | |
|----|----------------------------------|---|
| 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.**

ANTHONY J. HOOD, GREGORY JEFFRIES, CURTIS ETHERLY, JR., PETER G. MAY, AND MICHAEL TURNBULL, ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.



RLA Revitalization Corporation
2025 M St. NW Ste. 600
Washington, D.C. 20036-3387

CCHL Investments Inc.
c/o Waggaman Brawner
4301 Connecticut Ave. NW Ste.
Washington, D.C. 20008-2304

Latin American Youth Center Inc.
1419 Columbia Rd. NW
Washington, D.C. 20009-4705

Dallas Lawrence
1423 Columbia Rd. NW Apt. 1
Washington, D.C. 20009-4700

Helen B. Britt
P.O. Box 2117
Arlington, VA 22202-0117

Robert H. Magee & Morris Management Inc.
Morris Mgt. Inc.
1787 Columbia Rd. NW
Washington, D.C. 20009-2813

Herminia Steininger
John E. Steininger
1433 Columbia Rd. NW
Washington, D.C. 20009-4767

Calvary Methodist Church
1459 Columbia Rd. NW
Washington, D.C. 20009-4705

Columbia Heights Ventures Parcel 26 LLC
7200 Wisconsin Ave. Ste. 310
Bethesda, MD 20814-4887

Walbraff Associates LP
6 Faneuil Hall Marketplace
Boston, MA 02109-6115

District of Columbia
1133 N Capitol St. NE
Washington, D.C. 20002-7561

District of Columbia Redevelopment Land Agency
2025 M St. NW Ste. 600
Washington, D.C. 20036-3387

District of Columbia Housing Authority
2025 M St. NW, Ste. 600
Washington, D.C. 20036-3387

1460 Irving Street LP
c/o MPM Mgmt.
888 17th St. NW, Ste. 214
Washington, D.C. 20006-3313



Latin American Youth Center Inc.
1419 Columbia Rd. NW
Washington, D.C. 20009-4705

Domenico & Gloria Panza Trustees
4200 Dustin Rd.
Burtonsville, MD 20866-1021

Michael R. Pranikoff
1421 Columbia Rd. NW
Washington, D.C. 20009-4714

Bruce D Mulno
1319 Corcoran St. NW
Washington, D.C. 20009-4338

Manu Raju
Tonse Raju
1421 Columbia Rd. NW, Apt. B3
Washington, D.C. 20009-4776

Alan D. Moyer
Unit B4
1421 Columbia Rd. NW
Washington, D.C. 20009-4714

Woodley Housing Corporation
2711 Connecticut Ave. NW
Washington, D.C. 20008-5328

Melissa Lembke
Justin L Ruble
1421 Columbia Rd. NW, Apt. B6
Washington, D.C. 20009-4776

William M. Weber
P.O. Box 1394
Roswell, NM 88202-1394

Dora E. Rivera
1421 Columbia Rd. NW, Apt. 102
Washington, D.C. 20009-4777

Mauricio Roballo
Martha Tabares
1421 Columbia Rd. NW, Apt. 103
Washington, D.C. 20009-4777

Jose Larios
1421 Columbia Rd. NW, Apt. 104
Washington, D.C. 20009-4777

Thelma T. Dacosta
119 Peabody St. NW
Washington, D.C. 20011-2213

John Cusick
T. A. Cusick
1421 Columbia Rd. NW, Apt. 106
Washington, D.C. 20009-4777





Maurice E. Mann
1421 Columbia Rd. NW, Apt. 201
Washington, D.C. 20009-4778

Afsaneh Taghipour
1530 Key Blvd., Apt. 1117
Arlington, VA 22209-1541

Luis A. Parodi
c/o Unit 203
1421 Columbia Rd. NW
Washington, D.C. 20009-4714

G. Carter
G. Mitchell
c/o Unit 204
1421 Columbia Rd. NW
Washington, D.C. 20009-4714

Woodley Housing Corporation
2711 Connecticut Ave. NW
Washington, D.C. 20008-5328

Dora L. Rosales
1421 Columbia Rd. NW, Apt. 206
Washington, D.C. 20009-4778

Sammy Caro
1421 Columbia Rd. NW, Apt. 301
Washington, D.C. 20009-4780

Victoria A. Mckernan
1421 Columbia Rd. NW, # 00302
Washington, D.C. 20009-4714

Laura D. Compton
1421 Columbia Rd. NW, Apt. 304
Washington, D.C. 20009-4780

Vernetta M Hitch
1421 Columbia Rd. NW, Apt. 305
Washington, D.C. 20009-4780

Victoria S. Rames
1421 Columbia Rd. NW, Apt. 306
Washington, D.C. 20009-4780

Maria M. Saravia
1421 Columbia Rd. NW, Apt. 401
Washington, D.C. 20009-4781

Afsaneh Taghipour
1530 Key Blvd., Apt. 1117
Arlington, VA 22209-1541

Woodley Housing Corporation
2711 Connecticut Ave. NW
Washington, D.C. 20008-5328



Marguerite E. Siemer
Cory K. O'hara
1421 Columbia Rd. NW, Apt. 404
Washington, D.C. 20009-4781

Lola A. Blackwood
1421 Columbia Rd. NW, Apt. 405
Washington, D.C. 20009-4781

Joaquin Bonilla
Argentina E. Romero
1421 Columbia Rd. NW, Apt. 406
Washington, D.C. 20009-4781

United States of America
c/o National Park Service
1100 Ohio Dr. SW, Ste. 220
Washington, D.C. 20242

Unity Health Care Inc.
3020 14th St. NW, # 401
Washington, D.C. 20009-6865

Barbara Chambers Childrens Center
1470 Irving St. NW
Washington, D.C. 20010-2804

Addy J. De Kluiver
1423 Columbia Rd. NW, Apt. 2
Washington, D.C. 20009-4700

Kathryn Hoch
1423 Columbia Rd. NW, Apt. 3
Washington, D.C. 20009-4700

Charles A. Ammann
Gregory B. Flood
1423 Columbia Rd. NW, # 4
Washington, D.C. 20009-4700

Edward F. Pramuk
Ana M Rivera-Pramuk
1465 Columbia Rd. NW, # 100
Washington, D.C. 20009-4729

Lori M. Harvey
c/o Unit 102
1465 Columbia Rd. NW
Washington, D.C. 20009-4729

DBT Development Group LLC
P.O. Box 15427
Washington, D.C. 20003-0427

Advisory Neighborhood Commission 1A
P.O. Box 73115
Washington, DC 20056-3115