

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning




Z.C. CASE NO.: 07-07

JUL 27 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. D.C. Register  | 7. Office of Planning (Harriet Tregoning)   |
| 2. Mary Carolyn Brown, Esq.<br>Pillsbury, Winthrop, Shaw, <i>et al</i> , LLP<br>2300 N Street, N.W.<br>Washington, D.C. 20037 | 8. DDOT (Ken Laden)   |
| 3. Dee Hunter, Chair<br>ANC 1B<br>P.O. Box 73710<br>Washington, DC 20056  | 9. Zoning Administrator (Matt LeGrant)  |
| 4. Commissioner Myla Moss<br>ANC/SMD 1B01<br>335 U Street, N.W.<br>Washington, DC 20001                                       | 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 Jim Graham   | 12. Property Owners Within 200 Feet<br>(see list provided by Applicant)   |
|   | 13. MLK Library (30 copies)   |

ATTESTED BY:

  
Sharon S. Schellin  
Secretary to the Zoning Commission  
Office of Zoning

ZONING COMMISSION  
District of Columbia

CASE NO.

07-07

441 4<sup>th</sup> Street, N.W., Suite 200/210-S, Washington, D.C. 20001

EXHIBIT NO.

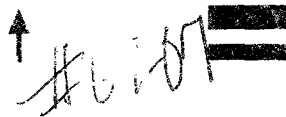
28

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Adelphi, MD 20783-1757

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Washington, DC 20016-5302

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Silver Spring, MD 20905-7423

625 Inc.  
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Washington, DC 20056-3467

Lincoln Westmoreland Phase II LP  
c/o Edgewood Mgmt #400  
8403 Colesville Rd.  
Silver Spring, MD 20910-6331

Abesha Ayalew  
632 Florida Ave., NW  
Washington, DC 20001-1845

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

Dunbar Theater LLC  
c/o Jefferson Builders  
1048 29<sup>th</sup> St., NW  
Washington, DC 20007-3831

Lincoln Westmoreland Housing  
c/o Edgewood Mgmt #400  
8403 Colesville Rd.  
Silver Spring, MD 20910-6331

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2303 57<sup>th</sup> Ave.  
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Hyattsville, MD 20783-3196

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Washington, DC 20001-5118

T Street Development LLC  
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Washington, DC 20001-5118

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Washington, DC 20008-1701

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Washington, DC 20001-5117

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Washington, DC 20009-5891

1414 Third LLC  
c/o David J. Ruppert  
11228 Waycross Way  
Kensington, MD 20895-1033

1811 Wiltberger St NW Inc  
1811 Wiltberger St., NW  
Washington, DC 20001-5122

David E. Ruppert  
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College Park, MD 20740-3720

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Washington, DC 20001-5122

John L. Shaw  
1801 Wiltberger St., NW  
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District of Columbia  
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Washington, DC 20002-7561

Roland Swigon  
1803 Wiltberger St., NW  
Washington, DC 20001-5122

Ethel M. Williams  
621 S St., NW  
Washington, DC 20001-5131

Gladys C. Scott  
121 36<sup>th</sup> St., NE  
Washington, DC 20019-2602

1830 Wiltberger LLC  
13629 Weinstein Ct  
Centreville, VA 20120-6411

James R. Bailey III  
1807 Wiltberger Street, NW  
Washington, DC 20001-5122

Jemal's Wonder LLC  
c/o Douglas Development Corp  
702 H St., NW #400  
Washington, DC 20001-3734





1827 Wiltberger LLC  
1827 Wiltberger St., NW  
Washington, DC 20001-5122

Ivy I. Kayira  
617 S St., NW #B  
Washington, DC 20001-5131

Isayas K. Agonafer  
610 T St., NW  
Washington, DC 20001-5117

New Community House Inc.  
4445 Valliara Avenue #400  
Chevy Chase, MD 20819

1827 Wiltberger LLC  
1815 Wiltberger St., NW  
Washington, DC 20001-5122

United House Pryr All People Ch Rck Apos  
1665 N. Portal Dr., NW  
Washington, DC 20012-1053

Linette M. Robinson  
615 S St., NW #1  
Washington, DC 20001-5131

Bishop S.C. Madison Trustee  
1665 N. Portal Dr., NW  
Washington, DC 20012-1053

Julio C. Mazariegos  
615 S St., NW #2  
Washington, DC 20001-5131

Manna Inc.  
828 Evarts St., NE  
Washington, DC 20018-1722

Estela M. Steele  
615 S St., NW #3  
Washington, DC 20001-5131

Community Connections Inc.  
801 Pennsylvania Ave., SE  
Washington, DC 20003-2152

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Washington, DC 20019-4020

G. Cardenas  
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Washington, DC 20001-5130



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Washington, DC 20001-3027

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Washington, DC 20001

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8<sup>th</sup> Street Associates LLC  
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Washington, DC 20001-3113

Adan Aguirre  
633 T Street, NW #2  
Washington, DC 20001-5118

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

**TIME AND PLACE:**            **Thursday, September 20, 2007, @ 6:30 P.M.    (2<sup>nd</sup> Case)**  
   **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:**

**Case No. 07-07 (Broadcast Center Partners, LLC – Consolidated Planned Unit Development & Related Zoning Map Amendment)**

**THIS CASE IS OF INTEREST TO ANC 1B**

On March 15, 2007, the Office of Zoning received an application from Broadcast Center Partners, LLC (the “**Applicant**”). The Applicant is requesting consolidated approval of a planned unit development (“**PUD**”) and related amendment to the Zoning Map of the District of Columbia. The Office of Planning provided its report on March 30, 2007 and the case was set down for hearing on April 9, 2007. The Applicant provided its pre-hearing statement on July 5, 2007.

The property that is the subject of this application consists of 51,062 square feet of land area in Square 441 (Lots 21, 66, 97, 814, 815, and 854) (the “**Subject Property**”). The Subject Property is located on 7<sup>th</sup> Street, N.W. between S and T Streets, N.W. in the Shaw Neighborhood in Ward 1, within the jurisdiction of Advisory Neighborhood Commission 1B.

The Subject Property is currently located in the ARTS/C-2-B Zone District. The Zoning Map Amendment application requests a PUD-related rezoning of the Subject Property to the ARTS/C-2-C District.

The Applicant proposes to develop a new mixed-use residential, office and retail building containing 319,917 gross square feet above-grade with two levels of underground parking. In total, the project will provide 192,511 gross square feet of residential space; 24,323 gross square feet of retail/arts space; and 103,083 gross square feet of office space.

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 is 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**

**Z.C. NOTICE OF PUBLIC HEARING  
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**INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

**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.**