

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Office of Zoning**



**Z.C. CASE NO.: 07-18**

As Secretary to the Commission, I hereby certify that on DEC 03 2007 copies of this Z.C. Notice of Rescheduled Public Hearing mailed first class, postage prepaid or sent by inter-office government mail to the following:

- |                                                                                                                |                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| 1. <i>D.C. Register</i>                                                                                        | 8. DDOT (Ken Laden)                                                                                               |
| 2. Mary Carolyn Brown, Esq.<br>Holland & Knight, LLP<br>2099 Pennsylvania Ave., N.W.<br>Washington, D.C. 20006 | 9. Zoning Administrator (Matthew LeGrant)                                                                         |
| 3. Doris Brooks, Chair<br>ANC 2C<br>P.O. Box 26182<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 |
| 4. Commissioner Doris Brooks<br>ANC/SMD 2C03<br>612 Emmanuel Court, N.W. #204<br>Washington, DC 20001          | 11. Office of the Attorney General<br>(Alan Bergstein)                                                            |
| 5. Gottlieb Simon<br>ANC<br>1350 Pennsylvania Avenue, N.W.<br>Washington, D.C. 20004                           | 12. DDOE (Corey Buffo)                                                                                            |
| 6. Councilmember Jack Evans                                                                                    | 13. MLK Library (30 copies)                                                                                       |
| 7. Office of Planning (Harriet Tregoning)                                                                      | 14. Property Owners within 200 Feet –<br>see attached list provided by<br>Applicant                               |

ZONING COMMISSION  
District of Columbia

CASE NO. 07-18

EXHIBIT NO. 27

ATTESTED BY: Sharon S. Schellin

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

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

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: [dcoz@dc.gov](mailto:dcoz@dc.gov)

Web Site: [www.dcoz.dc.gov](http://www.dcoz.dc.gov)

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA**  
**NOTICE OF RESCHEDULED<sup>1</sup> PUBLIC HEARING**

**TIME AND PLACE:**                      **Thursday, January 24, 2008, @ 6:30 PM**  
                                                 **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. 07-18 (Jemal's Up Against the Wall, LLC – Consolidated PUD at Square 347, Lots 18, 19, 819, 820 and 821)**

**THIS CASE IS OF INTEREST TO ANC 2C**

On June 19, 2007, the Office of Zoning received an application from Jemal's Up Against the Wall, LLC (the "Applicant"). The Applicant requests consolidated review and approval of a planned unit development. The Office of Planning provided a report on August 24, 2007 and the case was set down for hearing on September 10, 2007. The Applicant provided its prehearing statement on October 10, 2007.

The property that is the subject of this application consists of Lots 18, 19, 819, 820 and 821 and a portion of the alley to be closed in Square 347. The property has a total land area of approximately 11,790 square feet and is located in the northwest quadrant of the District. Square 347 is bounded by F Street, N.W., to the north, 10<sup>th</sup> Street, N.W. to the west, 11 Street, N.W., to the west and E Street, N.W., to the south.

The Applicant proposes to construct a mixed-use development consisting of approximately 91,186 square feet of gross floor area devoted to office use and approximately 6,218 square feet of gross floor area devoted to retail space. The building will be constructed to a maximum height of 120 feet with a total floor area ratio of 8.26. The project will include 68 below grade parking spaces.

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.

---

<sup>1</sup> The hearing for this case was previously scheduled for Monday, December 17, 2007.

**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:

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

**ANTHONY J. HOOD, GREGORY N. JEFFRIES, CURTIS L. ETHERLY, JR., PETER G. MAY, 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.**



Jemal's Up Against the Wall, LLC  
702 H Street, N.W.  
Washington, D.C. 20001-3874

Old Town Trolley Tours Washington Inc.  
c/o Historic Tours  
P.O. Box 1237  
Key West, FL 33041-1237

United States of America  
c/o GSA  
1800 F Street, N.W., Suite 6340  
Washington, D.C. 20405

St. Patrick's Church  
619 10<sup>th</sup> Street, N.W.  
Washington, D.C. 20001-4527

514 10<sup>th</sup> Street Associates  
c/o Michael Mgt  
4640 Forbes Boulevard, Suite 300  
Lanham, MD 20706-4887

Jamal Sterling Limited Partnership  
c/o Douglas Development Corp.  
702 H Street, N. W., #400  
Washington, D.C. 20001-3734

John A. Glaros  
Frances Glaros  
10110 Brunett Avenue  
Silver Spring, MD 20901-2001

Lincoln Circle Associates LLC  
c/o – Suite 408  
1730 M Street, N. W.  
Washington, D.C. 20036-4542

National Right to Life Educational Trustee Fund  
512 10<sup>th</sup> Street, N. W.  
Washington, D.C. 20004-1401

Gus Koutsothodoros Trustees  
4727 Reno Road, N. W.  
Washington, D.C. 20008-2945

Rubicon-Ngp Washington DC LLC  
Eproperty Tax Inc./Dept 360  
P.O. Box 4900  
Scottsdale, AZ 85261-4900

Samuel & David Lazan Trustees Marble Hill Farm  
2 Blue Hill Road  
Gt. Barrington, MA 01230-1204

Jemal's Atlantic LLC  
Douglas Development  
702 H Street, N.W., Suite 400  
Washington, D.C. 20001-3875

Jemal's Cayre Woods LLC  
Douglas Development Corp.  
702 H Street, N.W., Suite 400  
Washington, D.C. 20001-3875

Mr. Leroy Thorpe  
Advisory Neighborhood Commission 2C 02  
1704 – 5<sup>th</sup> Street, N. W.  
Washington, D.C. 20001

Mr. Alexander Padro  
Advisory Neighborhood Commission 2C 01  
1519 – 8<sup>th</sup> Street, N. W.  
Washington, D.C. 20001

Ms. Doris Brooks  
Advisory Neighborhood Commission 2C 03  
612 Emmanuel Court, N.W., #204  
Washington, D.C. 20001

Ms. Barbara Curtis  
Advisory Neighborhood Commission 2C  
1301 – 7<sup>th</sup> Street, N. W., #510  
Washington, D.C. 20001