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ID	Status	Register Category	Subject	Register Issue	Action Date
1511374	Submitted to ODAI	Public Hearing	Zoning Commission Notice of Public Hearing: Case No. 05-28G: (Parkside Residential, LLC and Parkside Homes, LLC)	8/22/2011 Vol 58/32	8/10/2011 11:12:30
1508755	Submitted to ODAI	Public Hearing	Zoning Commission Notice of Public Hearing: Case No. 7-21B (Per Star M Street Partners, LLC)	8/19/2011 Vol 58/33	8/10/2011 10:04:21
1491974	Confirmed	Public Hearing	Board of Zoning Adjustment Public Hearing Notice for November 1, 2011	8/12/2011 Vol 58/32	8/9/2011 13:33:58

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ZONING COMMISSION
District of Columbia

CASE NO. 07-213

EXHIBIT NO. 17

NOTICE OF PUBLIC HEARING

Thursday, October 27, 2011, @ 6:30 p.m.
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

Z.C. Case No. 07-21B (Per Star M Street Partners, LLC – Modification to PUD @ Square 50)

On June 20, 2011, the Office of Zoning received an application from PerStar M Street Partners, LLC (the "Applicant"). The Applicant is requesting approval of modifications to an approved planned unit development ("PUD") for Lot 87 (former Lots 82, 84, 813, 814, and 816) in Square 50 (the "Subject Property"). The Office of Planning provided its report on July 15, 2011, and the case was set down for hearing on July 25, 2011. The Applicant provided its prehearing statement on July 29, 2011.

Pursuant to Z.C. Order No. 07-21A, dated May 10, 2010, the Zoning Commission granted a two-year extension such that a building permit application for the approved PUD must be filed no later than June 27, 2012, and construction must commence no later than June 27, 2013. The granting of the modification requested would not act to extend these time limits.

The Applicant now seeks modifications to the approved PUD. Specifically, the Applicant requests approval to redesign the exterior façades of the building; to increase the maximum number of hotel rooms from 170 to 238; to reduce the building's height from 110 feet to approximately 107 feet; and to provide 53 striped off-street parking spaces accessed by a ramp in a valet operated garage. The overall density of the modified project is 7.99 FAR, which is consistent with the applicable CR Zone District PUD guidelines.

The CR District is designed to encourage a diversity of compatible land uses that may include a mixture of residential, office, retail, recreational, light industrial and other miscellaneous uses. The CR Zone District permits a maximum height of 90 feet and a maximum density of 6.0 FAR, of which no more than 3.0 may be used for nonresidential purposes. Under Chapter 24, the guideline for height in a PUD is 110 feet and the guideline for density is 8.0 FAR, of which no more than 4.0 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.

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 14 days prior to the date set for the hearing, a Form 140 – Party Status Application, a copy of which is attached hereto.** This form may also be obtained from the Office of Zoning at the address stated below or downloaded from the Office of Zoning's website at: www.dcoz.dc.gov.

To the extent that the information is not contained in the Applicant's prehearing submission as required by 11 DCMR § 3013.1, the Applicant shall also provide this information not less than 14 days prior to the date set for 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 contain the information indicated in § 3012.5 (a) through (i).

Time limits.

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

- | | | |
|----|----------------------------------|-------------------------|
| 1. | Applicant and parties in support | 60 minutes collectively |
| 2. | Parties in opposition | 60 minutes collectively |
| 3. | Organizations | 5 minutes each |
| 4. | Individuals | 3 minutes each |

Pursuant to § 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 200/210-S, 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, KONRAD W. SCHLATER, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JAMISON L. WEINBAUM, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.