

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 08-08

APR 22 2008

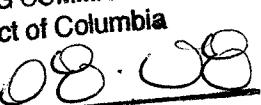
As Secretary to the Commission, I hereby certify that on _____ copies of this Z.C. Notice of Public Hearing were mailed first class, postage prepaid or sent by inter-office government mail to the following:

1. <i>D.C. Register</i>	6. Councilmember Muriel Bowser
2. Lyle Blanchard, Esq. Greenstein DeLorme & Luchs, P.C. 1620 L Street, N.W., Suite 900 Washington, D.C. 20036	7. Office of Planning (Harriet Tregoning)
3. Joseph Martin, Chair ANC 4C P.O. Box #60847 Washington, DC 20039-08477	8. DDOT (Karina Ricks)
4. Commissioner Kelita Boyd ANC/SMD 4C06 3654 New Hampshire Ave., N.W. #38 Washington, DC 20011	9. Zoning Administrator (Matthew LeGrant)
5. Gottlieb Simon ANC 1350 Pennsylvania Avenue, N.W. Washington, D.C. 20004	10. Jill Stern, Esq. General Counsel - DCRA 941 North Capitol Street, N.E. Suite 9400 Washington, D.C. 20002
	11. Office of the Attorney General (Alan Bergstein)
	12. MLK Library (30 copies)
	13. Property Owners Within 200 Feet (see attached list provided by Applicant)

ATTESTED BY:


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

ZONING COMMISSION
District of Columbia

CASE NO. 

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

TIME AND PLACE: **Thursday, June 12, 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. 08-08 (3910 Georgia Avenue Associates, LP I and II – Consolidated Planned Unit Development at 3910-3912 Georgia Avenue, N.W. – Square 2906, Lots 848 and 849)

THIS CASE IS OF INTEREST TO ANC 4C:

On April 9, 2008, the Office of Zoning received an application from 3910 Georgia Avenue Associates Limited Partnerships I and II (“Applicant”) on the behalf of the District of Columbia, owner of 3910-3912 Georgia Avenue, N.W. (Square 2906, Lots 848 and 849). The Applicant is requesting consolidated review and approval of a planned unit development (“PUD”) on the subject property. The Office of Planning provided its report on April 9, 2008, and the case was set down for hearing on April 14, 2008. The Applicant provided its prehearing statement as part of its application on April 9, 2008.

The property that is the subject of this application consists of Lots 848 and 849 in Square 2906 (the "Subject Property"). The Subject Property has a combined land area of approximately 31,000 square feet of land area, is zoned C-3-A and is located within the Georgia Avenue Commercial Overlay District (“GA”). Square 2906 is located in the northwest quadrant of the District, and is bounded by Shepherd Street on the north, Georgia Avenue on the east, Randolph Street on the south and Kansas Avenue on the west. The Subject Property is located along Georgia Avenue and a fifteen foot (15 ft.) wide public alley is located adjacent to the Subject Property to the north and to the west.

The Applicant proposes to construct a mixed-use development consisting of ground floor medical clinic and associated retail and affordable and market-rate dwelling units. The new development will contain approximately 141,486 square feet of gross floor area, with an overall floor area ratio (“FAR”) of 4.7 and a maximum building height of 78 feet. Approximately 113,251 square feet will be devoted to residential uses comprising 130 dwelling units, of which forty percent (48%) (or 62 dwelling units) will be dedicated as affordable dwelling units. Approximately 28,235 square feet will be devoted to medical service and retail uses. The project includes 120 off-street parking spaces.

**Z.C. PUBLIC HEARING NOTICE
Z.C. CASE NO. 08-08
PAGE NO. 2**

The C-3-A District is designed to accommodate a business/employment area with substantial amounts of employment, housing, and mixed uses. The Georgia Avenue Commercial Overlay District is intended to stabilize the area, encourage redevelopment of the neighborhood commercial corridor and improve the pedestrian experience along the street. The GA/C-3-A District permits a maximum height of seventy feet and a maximum FAR of 4.5, and a maximum lot occupancy of 75%. Under Chapter 24, the guideline for a PUD in the C-3-A District provides a limit of ninety feet for height and a limit of 4.5 FAR. The Zoning Commission also has under Chapter 24 the authority, consistent with the purpose and standards for the PUD, to allow an increase of not more than 5% in FAR above the maximum for the underlying zone district.

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 and 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;

Z.C. PUBLIC HEARING NOTICE

Z.C. CASE NO. 08-08

PAGE NO. 3

- (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 environmental, 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 pre-hearing 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 also submit the written report described in 11 DCMR § 3012.5 no later than seven (7) days before the date of the hearing. The report shall also contain the information indicated in (e) thought (h) above.

Z.C. PUBLIC HEARING NOTICE

Z.C. CASE NO. 08-08

PAGE NO. 4

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 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 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 SCHELLIN, SECRETARY TO THE ZONING COMMISSION.



2906 2014
PHILLIP D MCCRAE
3339 BLAINE STREET, NE
WASHINGTON DC 20019

2906 2007
SONJA JONES
P.O. BOX 714
OXON HILL MD 20750

2906 0073
MOHAMED M YOSUF
0928 SHEPHERD ST, NW
WASHINGTON DC 20011

3027 0077
CHARLES RAINWATER
3616 HARDEN BLVD, UNIT 127
LAKELAND FL 33803

2906 2008
IVELISSE CRUZ
925 RANDOLPH ST APT. D
WASHINGTON DC 20011

2906 0067
ANDUALEM S ABATAGEL
926 SHEPHERD ST, NW
WASHINGTON DC 20011

2906 0030
JAMES C WORD
P.O BOX 43749
WASHINGTON DC 20010

2906 2015
JUANITA CHEN
933 RANDOLPH ST, APT. C
WASHINGTON DC 20011

2906 0019
JOAN L MILLER
936 SHEPHERD ST, NW
WASHINGTON DC 20011

2906 2006
ELLSWORTH J PAXTON
925 RANDOLPH ST, NW, UNIT: B
WASHINGTON DC 20011

2906 0020
PAULA H REED
934 SHEPHERD ST, NW
WASHINGTON DC 20011

2906 2003
ZORAYA DE LA CRUZ
0921 RANDOLPH ST, NW, UNIT: C
WASHINGTON DC 20011

2906 0839
EWANNA M G JONES JENNIFER RUCKER
0932 SHEPHERD ST NW,
WASHINGTON DC 20011

2906 2009
RICHARD L HESTER
929 RANDOLPH ST APT. A
WASHINGTON DC 20011

2906 0027
EYOB A SAMARA
10700 HARPER AVENUE
SILVER SPRING MD 20901

2906 2013
MONICA J REEDER
933 RANDOLPH ST, APT. A
WASHINGTON DC 20011

2906 2010
ETHELYNE WILKES
929 RANDOLPH ST, APT. B
WASHINGTON DC 20011

2906 0069
JOSE R SIGUENZA-CHACON
916 SHEPHERD ST, NW
WASHINGTON DC 20011



2906 2012
CHRISTINA SAMUELS
929 RANDOLPH ST UNIT D
WASHINGTON DC 20011

2906 0090
912 SHEPHERD ST DEVELOPMENT GROUP
C/O BRIAN MURPHY
1912 SUNDERLAND PLACE, N.W.
WASHINGTON, DC 20036

2906 2002
GLORIA J COOPER ADAMS
921 RANDOLPH ST UNIT B
WASHINGTON DC 20011

2906 0824
JAMES A COLES
1220 EAST WEST HWY
SILVER SPRING MD 20910

2906 0087
921 RANDOLPH STREET LLC
216 LAWTON ST
FALLS CHURCH VA 22046

2906 0058
SECRETARY OF HOUSING & URBAN
DEVELOPMENT(HUD)
451 7TH ST, NW
WASHINGTON DC 20421

2906 2004
BRENDA F OLOGUNJA
921 RANDOLPH ST, NW, UNIT: D
WASHINGTON DC 20011

2906 0837
ANA M CHAVEZ
940 SHEPHERD ST, NW
WASHINGTON DC 20011

2906 0068
NICHOLAS R MARTIN
918 SHEPHERD ST, NW
WASHINGTON DC 20011

2906 2005
PAULETTE M GRIGGS
925 RANDOLPH ST UNIT A
WASHINGTON DC 20011

2906 2011
KIA HALL
929 RANDOLPH ST UNIT C
WASHINGTON DC 20011

2906 0838
NORA W DAVIS
938 SHEPHERD ST, NW
WASHINGTON DC 20011

2906 0840
GEOFF T WERTH
930 SHEPHERD ST, NW
WASHINGTON DC 20011

2906 0074
MARK CROOKS
5215 LAWRENCE PL
HYATTSVILLE MD 20781

2906 2001
SONJA JONES
P.O. BOX 714
OXON HILL MD 20750

2906 0836
NOEMI RODRIGUEZ
942 SHEPHERD ST, NW
WASHINGTON DC 20011

2906 0823
NORA W DAVIS
938 SHEPHERD ST, NW
WASHINGTON DC 20011

2906 0026
MARY B WILLIAMS
1207 T ST, NW
WASHINGTON DC 20009



2906 0848
NATIONAL CAPITAL REVITALIZATION
CORPORATION
2025 M ST, NW, STE 600
WASHINGTON DC 20036

2906 2020
MARIE A BEAUJUIN
941 RANDOLPH ST 0000D
WASHINGTON DC 20011

2906 0088
NET LEASE FUNDING 2005 LP
P.O. BOX 166289
IRVING TX 75016

3027 0044
HELEN M DODSON
1440 LEEGATE RD, NW
WASHINGTON DC 20012

3027 0074
JOHN F LYONS
6708 LUZON AVE, NW
WASHINGTON DC 20012

3027 0034
LYONS ELIZABETH
1933 TULIP ST, NW
WASHINGTON DC 20012

3027 0038
ESTHER UKAOBASI
3925 GEORGIA AVE, NW
WASHINGTON DC 20011

3027 0036
KENNETH HENSON
2213 TECUMSEH ST
ADELPHI MD 20783

3027 0037
BARBARA L PRINCE
P.O. BOX 56666
WASHINGTON DC 20040

2906 0849
NATIONAL CAPITAL REVITALIZATION CORP
2025 M ST, NW, STE 600
WASHINGTON DC 20036

2906 2017
MALGORZATA SADOWSKI
1435 4TH ST, NW
WASHINGTON DC 20024

2906 2016
STEVEN FRANKLIN TRUSTEES
2817 SPRIGGS REQUEST WAY
MITCHELLVILLE MD 20721

3027 0024
3931 GEORGE AVENUE LLC
P.O. BOX 851
ANNANDALE VA 22003

3027 0035
RUSSELL SEAY
3919 GEORGIA AVE, NW
WASHINGTON DC 20011

2906 0846
SHEGA INC
3116 S ST, SE
WASHINGTON DC 20020

2906 0088
NET LEASE FUNDING 2005 LP
P.O. BOX 166289
IRVING TX 75016

3027 0043
TONYA L WALLER
3927 GEORGIA AVE, NW
WASHINGTON DC 20011

3027 0041
HELEN DODSON
1440 LEEGATE RD, NW
WASHINGTON DC 20012



3027 0040
NEBIAT SOLOMON
0829 RANDOLPH ST, NW
WASHINGTON DC 20011

3027 0081
NATCO DEVELOPERS INC
4614 WILWYN WAY
ROCKVILLE MD 20852

3027 0813
BUSINESS & PROFESSIONAL WOMEN
40 BEAUMONT RD
SILVER SPRING MD 20904

3027 0042
BEBE REALTY, LLC
4012 14TH ST, NW
WASHINGTON DC 20011

3027 0082
JEAN POUYES
6188 DEVON DR
COLUMBIA MD 21044

3027 0814
CECIL B J & ANNABELLE T LOCKHART
1322 IRVING STREET NW
WASHINGTON DC 20010