

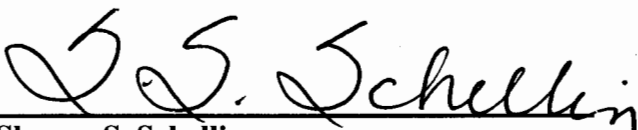
GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 09-22

As Secretary to the Commission, I hereby certify that on **OCT 11 2012** 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 (via e-mail) | 6. Councilmember Tommy Wells |
| 2. Norman Glasgow, Jr., Esq.
Dennis Hughes, Esq.
Holland & Knight
800 17 th Street, N.W. Suite 1100
Washington, D.C. 20006 | 7. Office of Planning (Jennifer Steingasser) |
| 3. Commissioner David Garber
6D07
6D07@anc.dc.gov | 8. DDOT (Jamie Henson) |
| 4. ANC 6D
1101 4 th Street, S.W. Suite W130
Washington, D.C. 20024 | 9. Melinda Bolling, Acting General Counsel
DCRA
1100 4 th Street, S.W.
Washington, D.C. 20024 |
| 5. Gottlieb Simon
ANC
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004 | 10. Office of the Attorney General (Alan Bergstein) |
| | 11. Property Owners Within 200 Feet (see attached list provided by Applicant) |
| | 12. MLK Library (30 Copies) |

ATTESTED BY: 
Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

ZONING COMMISSION
District of Columbia
CASE NO. 09-22
EXHIBIT NO. 12

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

TIME AND PLACE: **Thursday, January 17, 2013, @ 6:30 P.M.**
 Jerrily R. Kress Memorial Hearing Room
 441 4th Street, N.W., Suite 220
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 09-22 (MR Ballpark 4 LLC - Capitol Gateway Overlay District Review @ Square 700 Lots 43 & 866)

THIS CASE IS OF INTEREST TO ANC 6D

On December 28, 2009, the Office of Zoning received an application from MR Ballpark 4, LLC ("Applicant"). The Applicant is requesting review and approval of new office building with ground floor retail uses pursuant to the requirements of the Capitol Gateway (CG) Overlay District set forth in 11 DCMR § 1610 of the Zoning Regulations. In addition, pursuant to 11 DCMR § 1610.7, the Applicant is seeking variance relief from the street-wall setback requirements for new construction along South Capitol Street, S.E., pursuant to 11 DCMR § 1605.5, and the loading requirements of 11 DCMR § 2201.1.

The site includes approximately 35,558 square feet of land area. Square 700 is bounded by M Street on the north, Van Street on the east, N Street on the south, and South Capitol Street on the west in southeast Washington, D.C. The site has approximately 236 linear feet of frontage along South Capitol Street, 150 feet of frontage along M Street, S.E., and 150 feet of frontage along Van Street, S.E. The site is located within the CR District and within the CG Overlay.

The Applicant proposes to develop the site with a new twelve-story office building with ground floor retail. The proposed building will have an overall density of approximately 9.25 FAR and will rise to a maximum height of 130 feet. The building will contain between approximately 9,900 and 17,260 square feet of gross floor area devoted to retail use. The building will also include a four-level underground parking garage that provides a total of 310 parking spaces.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations 11 DCMR § 3022.

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 may be downloaded from the Office of Zoning's website at: <http://dcoz.dc.gov/services/app.shtm>.** This form may also be obtained from the Office of Zoning at the address stated below.



VNO SOUTH CAPITOL LLC
210 E Rte 4
Paramus, NJ 07652-5108

JEMAL'S BALLPARK, LLC
c/o DOUGLAS DEVELOPMENT INC.,
701 H ST NW
WASHINGTON, DC 20001

SOUTHEAST REALTY LLC
2000 Tower Oaks Blvd Ste 800
Rockville, MD 20852-1208

1100 SOUTH CAPITAL MANAGEMENT LLC
c/o RUBEN CAPITAL MANAGEMENT
600 MADISON AVE
NEW YORK, NY 10022-1615

ROMAN CATHOLIC ARCHBISHOP OF WASHINGTON
5001 EASTERN AVE
HYATTSVILLE, MD 20782-3447

PUBLIC STORAGE INSTITUTE FUND
PO BOX 25025
GLENDALE, CA 91221-5025

MR BALLPARK 2 LLC
c/o MONUMENT REALTY
1700 K ST NW # 600
WASHINGTON, DC 20006-3816

WEST HALF 1 LLC JOHN AKRIDGE COMPANIES
601 13th St NW Ste 300N
WASHINGTON, DC 20005-3870