



**BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA**



FORM 110 – AFFIDAVIT OF POSTING

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated.

Freda Mobar - Holland & Knight LLP (Name of person posting the property) being first duly sworn, do hereby depose and say that:

On 12-4-12 (date) at 10:45 (time) I caused 3 (number of notices)

Zoning Sign(s) furnished by the Secretary to the Zoning Commission to be posted on private property known as:

South Capital St SE (address of premises) M Street VAN Street SE

In plain view of the public on the following street frontages:

I caused to be taken, 3 (no. of photos) photograph(s), attached hereto, of the Zoning Sign(s) in place which fairly depict each

Zoning Sign as seen by the public. The photographs are numbered and correspond to the following street frontages:

Photograph No.	Street Frontage
1.	South Capital St SE
2.	M Street SE
3.	VAN Street SE

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.

(D.C. Official Code § 22-2405)

Date: 12-4-12 Signature: Freda Mobar

Subscribed and sworn to before me this 3rd (date) day of December (month) 2012 (year)

(Signature)

George W. Spach

Notary Public, D.C.

My commission expires on: May 31, 2013 (date)



12-4-12 ZC 09-22
1) South Capitol St S.E.

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
PUBLIC HEARING NOTICE
OF A
ZONING PROPOSAL

CASE NO.

09-22

OF

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON 01/07/13 AT 12:30 PM TO CONSIDER A PROPOSAL FOR

FOR MORE INFORMATION PLEASE CONTACT THE DETROIT ZONING COMMISSION
441 4TH STREET, NW, SUITE 220-S
WASHINGTON, DC 20001
(202) 727-4511 • (202) 727-4671
website: www.dcm.dc.gov • e-mail: dcm@dc.gov

THIS NOTICE SHALL NOT BE REPRODUCED, COPIED, OR DISTRIBUTED WITHOUT PERMISSION OF THE L.A.M.

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CASE NO.

09 - 22
OF

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THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN HIST 2204, ONE HUNDRED SEVENTEEN, 441 A STREET, N.W. ON THU. 7/1/83 AT 6:30 PM TO CONSIDER A PROPOSED ZONING

2000年12月10日

ZC 09-22
12-4-12
3) Van Street S.E.

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
PUBLIC HEARING NOTICE
OF A
ZONING PROPOSAL

CASE NO.

09-22
OF

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

THE ZONING COMMISSION OF THE DISTRICT OF
COLUMBIA WILL HOLD A PUBLIC HEARING IN
SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH
STREET, N.W. ON **1/17/13** AT **6:30 PM**
TO CONSIDER A PROPOSAL FOR

THIS CASE IS OF INTEREST TO ANCILLARY

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 use pursuant to the requirements of the Capitol Gateway (CG) Overlay District set forth in 11 DCMR § 1619 of the Zoning Regulations. In addition, pursuant to 11 DCMR § 1610.7, the Applicant is seeking variance relief from the non-retail 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 33,358 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 Washington, D.C. The site has approximately 130 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 two-story office building with ground floor retail. The proposed building will have an overall density of approximately 8.23 FAR and will sit on a maximum height of 130 feet. The building will contain between approximately 9,500 and 17,200 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 110 parking spaces.

This public hearing will be conducted in accordance with the estimated case provisions of the Zoning Regulations 11 DCMR § 2002.

FOR MORE INFORMATION, CONTACT THE OFFICE OF ZONING AT
441 4TH STREET, NW, SUITE 200-S, WASHINGTON, DC 20001
(202) 691-1000 FAX (202) 747-6074 OR
WWW.DC.ZONING.COM OR 1-800-452-4524

THIS NOTICE IS VOID, DEFANGED, OR DESTROYED AT THE PENALTY OF \$100 PER PAGE.