

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

In re: ZC Case No.09-22 (MR Ballpark 4 LLC-Capitol Gateway Overlay District Review@
Square 700 Lots 43&866))

AFFIDAVIT OF MAINTENANCE

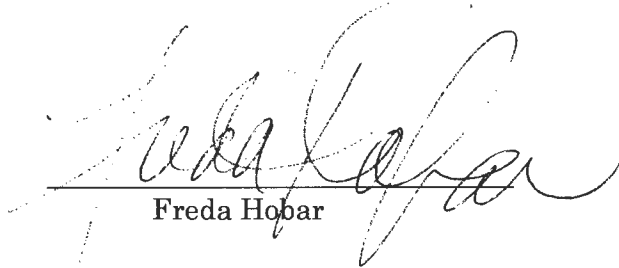
DISTRICT OF COLUMBIA, ss:

I, Freda Hobar, of Holland & Knight, LLP being duly sworn, STATE:

The posting of the subject site was maintained as follows

12-10-12	Maintained	Signs Intact
12-14-12	Maintained	Signs Intact
12-19-12	Maintained	Replaced One Sign
12-24-12	Maintained	Signs Intact
12-28-12	Maintained	Replaced One Sign
1-2-13	Maintained	Signs Intact
1-8-13	Maintained	Replaced One Sign
1-14-13	Maintained	Signs Intact

RECEIVED
D.C. OFFICE OF ZONING
2013 JAN 16 PM 12:38


Freda Hobar

Subscribed and sworn to before me this 16th day of January 2013


Notary Public, D.C.

My commission expires: May 31, 2013



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

ZC 09-22
Replacement Sign 12-19-12
South Capitol St. SE

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 1ST STREET, N.W. ON 01/17/13 AT 12:30 PM TO CONSIDER A PROPOSAL FOR

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF THE ZONING COMMISSION
441 1ST STREET, N.W. SUITE 220-S
WASHINGTON, DC 20004
(202) 274-3311 • (202) 274-3312
www.dco.dc.gov/zoning

THIS SIGN SHALL NOT BE REMOVED OR ALTERED IN ANY MANNER VIOLATING THE ZONING ACT.

ZC 09-22
Replacement Sign
Van Street SE.
12-28-12

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 ANC-60

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 § 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 building requirements of 11 DCMR § 2201.1.

The site includes approximately 33,558 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 256 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 CG 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 9,500 and 17,250 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 318 parking spaces.

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

FOR MORE INFORMATION, PLEASE CONTACT THE OFFICE OF ZONING AT
841 4TH STREET, N.W., SUITE 220-S, WASH DC 20007
(202) 725-2674 or (202) 725-2078

THIS SIGN SHALL NOT BE REMOVED, DETACHED OR DESTROYED UNDER PENALTY OF THE LAW

ZC 09-22
Replacement Sign 1-8-13
VAN Street SE

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 **01/13/13** AT **06:30 PM**
TO CONSIDER A PROPOSAL FOR

THIS CASE IS OF INTEREST TO ALC 42

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 § 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 existing requirements of 11 DCMR § 2201.1.

The site includes approximately 31,558 square feet of land area. Square 700 is bounded by M Street on the north, Van Street on the east, M Street on the south, and South Capitol Street on the west in southeast Washington, D.C. The site has approximately 320 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 CG Overlay 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 9.25 FAR and will sit on a maximum height of 130 feet. The building will contain between approximately 9,000 and 17,000 square feet of gross floor area devoted to retail use. The building will also include a two-level underground parking garage that provides a total of 310 parking spaces.

This public hearing will be conducted in accordance with the adopted case provisions of the Zoning Regulations 11 DCMR § 2022.