Government of the District of Columbia
OFFICE OF ZONING

Z.C. CASE NO.: 02-39

As Secretary to the Zoning Commission, I herby certify that on MAR 1 1 2003 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

2. Charlotte Schoeneman
Architectural Designers
Earthclot Design
1644 Irving Street, N.W.
Washington, D.C. 20010

3. Jim Whitman, Chair
ANC 1E
3166 Mt. Pleasant St., N.W.
P.O. Box 43529
Washington, D.C. 20010

4. Ms. Laurie Collins, Chair
ANC/SMD 1E04
3166 17th Street, N.W.
Washington, D.C. 20010

5. Gottlieb Simon
ANC
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004

6. City Councilmember Jim Graham –
Ward 1
Suite 406
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004

7. Office of Planning (Ellen McCarthy)

8. Ken Laden, DOT

9. Zoning Administrator

10. 30 copies to MLK Library (Sheryl D. Thorpe)

11. All property owners within 200 feet (per addresses provided by applicant – see attached)

12. All lessees of the subject property, if necessary

ZONING COMMISSION
District of Columbia
Case 02-39
Exhibit 16

ATTESTED BY: _____
Alberto P. Bastida, AICP
Secretary to the Zoning Commission

ZONING COMMISSION
District of Columbia
CASE NO.02-39
EXHIBIT NO.16

02-39

RAY STEININGER
3115 MOUNT PLEASANT ST NW
WDC 20010

ELIZABETH ROSALES
3121 MOUNT PLEASANT ST NW
WDC 20010

GREEN PARK PROPERTIES
3125 MOUNT PLEASANT ST NW
WDC 20010

BINDEMAN PROPERTIES TWO LLC
3127 MOUNT PLEASANT ST NW
WDC 20010

WILLIAM COHEN
3100 MOUNT PLEASANT ST NW
WDC 20010

3102-4 MT PLEASANT ST NW
3102 MOUNT PLEASANT ST NW
WDC 20010

3102-4 MT PLEASANT ST NW
3104 MOUNT PLEASANT ST NW
WDC 20010

ESTERBINA CRUZ
3106 MOUNT PLEASANT ST NW
WDC 20010

JOSE S CUEVAS
3108 MOUNT PLEASANT ST NW
WDC 20010

NEFTALI MELGAR
3110 MOUNT PLEASANT ST NW
WDC 20010

FOSTER WALKER
3114 MOUNT PLEASANT ST NW
WDC 20010

GLADSTONE INC
3116 MOUNT PLEASANT ST NW
WDC 20010

MARSHALL LOGAN
3118 MOUNT PLEASANT ST NW
WDC 20010

3120 MT PLEASANT ST NW ASSOC LLC
3120 MOUNT PLEASANT ST NW
WDC 20010

LEO VONDAS ET AL
3070 MOUNT PLEASANT ST NW
WDC 20010

LEO VONDAS ET AL
3068 MOUNT PLEASANT ST NW
WDC 20010

PACKARD INVESTMENT
3066 MOUNT PLEASANT ST NW
WDC 20010

KAIMING LEE
3064 MOUNT PLEASANT ST NW
WDC 20010

MANUEL ARBAIZA
3062 MOUNT PLEASANT ST NW
WDC 20010

BINDEMAN PROPERTIES LLC
3058 MOUNT PLEASANT ST NW
WDC 20010

VASILI KATOPATHIS
3054 MOUNT PLEASANT ST NW
WDC 20010

RENAISSANCE CONDOMINIUM ASSOCIATION
3060 16TH ST NW
WDC 20010

BAHMAN INC
1630 IRVING ST NW
WDC 20010

SANDRA AU ET AL
1636 IRVING ST NW
WDC 20010

PAUL BASKEN
1638 IRVING ST NW
WDC 20010

JOSHUA MEYER
1640 IRVING ST NW
WDC 20010

HELEN MIMS
1642 IRVING ST NW
WDC 20010

MARIANO ABAIZ ET AL
1613 IRVIING ST NW
WDC 20010

GIDEON ARONOFF
1619 IRVING ST NW
WDC 20010

KYE BRIESATH
1621 IRVING ST NW
WDC 20010

MICHAEL MILLER
1623 IRVING ST NW
WDC 20010

SARAH BARON
1627 IRVING ST NW
WDC 20010

G FULGINITI
3100 16TH ST NW
WDC 20010

SETH MORRIS
3102 16TH ST NW
WDC 20010

SOCIAL SERVICES PROPERTIES
3104 16TH ST NW
WDC 20010

CHY H YANG
3106 16TH ST NW
WDC 20010

DORIS & NELSON OCHOA ET AL
3108 16TH ST NW
WDC 20010

GANG G ZHENG
3110 16TH ST NW
WDC 20010

AMIT MAGDIELI
3112 16TH ST NW
WDC 20010

HENRY HAMBURGER
3114 16TH ST NW
WDC 20010

STEVEN HARRIS
3116 16TH ST NW
WDC 20010

TONGSUO YANG ET AL
3116 ½ 16TH ST NW
WDC 20010

NEIGHBORS CONSEJO
3118 16TH ST NW
WDC 20010

JBK CORP
3120 16TH ST NW
WDCC 20010

LOLA SMITH
3126 16TH ST NW
WDC 20010

MARY JEFFERSON
3130 16TH ST NW
WDC 20010

SARBIN TOWERS LLC
3132 16TH ST NW
WDC 20010

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Monday, May 5, 2003, @ 6:30P.M. (2nd Case)**
Office of Zoning Hearing Room
441 4th Street, N.W. Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 02-39 (Map Amendment for Square 2595, Lots 1049-1053)

THIS CASE IS OF INTEREST TO ANC 8E

On September 30, 2002, the Office of Zoning received an application from Earthclot Design on behalf of the owners of the above-referenced lots ("applicant") for a map amendment. This case was set down for hearing on January 13, 2003. The Office of Planning filed its report on January 13, 2003, and the applicant submitted its additional filing on February 21, 2003.

The property that is the subject of this application consists of Lots 1049, 1050, 1051, 1052, and 1053 in Square 2595 and is in the Mt. Pleasant area. The property is zoned R-5-D.

The applicant seeks an amendment to the Zoning Map to rezone the entire site to C-2-A. This request is not inconsistent with the Comprehensive Plan of the District of Columbia.

The R-5-D District permits matter-of-right high density development of general residential uses, including single-family dwellings, flats, and apartment buildings, to a maximum lot occupancy of 75%, a maximum FAR of 6.0 for apartment houses and hotels, and 5.0 for other structures, and a maximum height of ninety (90) feet.

The C-2-A District permits matter-of-right low density development, including office, retail, and all kinds of residential uses to a maximum lot occupancy of 60% for residential use, a maximum FAR of 2.5 for residential use and 1.5 FAR for other permitted uses, and a maximum height of fifty (50) feet.

Proposed amendments to the Zoning Regulations and Map of the District of Columbia are authorized pursuant to the Zoning Act of June 20, 1938, (52 Stat. 797), as amended, D.C. Official Code § 6-641.01 (2001), *et seq.*

This public hearing will be conducted in accordance with the provisions of § 3022 (Contested Case Hearings), District of Columbia Municipal Regulations (DCMR) Title 11, Zoning.

Interested persons or representatives of organizations will be heard at the public hearing. **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 Rules. Except for the applicant and the ANC, to participate as a party in a proceeding before the Commission, **any affected person 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;

(b) A request to appear and participate as a party;

(c) Whether the person will appear as a proponent or opponent of the application;

(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; and

(f) 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 such person, or in which the person has an interest, that will be affected by the action requested of the Commission;

(2) The legal interest such person has in such 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;

(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 that those of other persons in the general public.

The Commission shall determine who will be recognized as a party. In so determining, the Commission shall consider whether the provisions of § 3022.3 have been complied with and whether the specific information presented qualifies the person as a party. The Commission shall grant party status only if the person requesting party status has clearly demonstrated that the person's interests would likely be more significant, distinctively, or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.

Any person wishing to be considered a party should clearly state the request, and should also provide a daytime telephone number should it be necessary for the Office of Zoning to obtain additional information or clarification prior to the hearing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusions in the record.

The Zoning Commission hereby gives notice of the following procedures applicable to this case. Any person requesting to appear as a party to this application shall submit the following additional information:

1. A summary of the testimony of each witness.

2. 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 of qualifications of the proposed experts.

3. The total amount of time that will be required to present the case.

The information cited above shall also be submitted by the applicant. To the extent that the information is not contained in the applicant's prehearing submission 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), pursuant to DCMR § 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited above relating to the hearing procedures. However, the written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.

The Zoning Commission gives further notice that it intends to establish time limits for oral presentations of both parties and persons. Accordingly, the following time limits shall apply:

1.	Applicant	60 minutes
2.	Other Parties	15 minutes
3.	Organizations	5 minutes
4.	Individuals	3 minutes

The Commission intends to adhere to the time limits as strictly as possible, in order to hear the case in a reasonable period of time. The Commission reserves the right to change the time limits for presentations if necessary and notes that no time shall be ceded. 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.

Information should be forwarded to the Director, Office of Zoning, Suite 210, 441 4th Street, N.W., Washington, D.C. 20001. Please include the number of this particular case and your daytime telephone number. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

CAROL J. MITTEN, ANTHONY J. HOOD, JOHN G. PARSONS, PETER G. MAY, AND JAMES H. HANNAHAM ---------- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY ALBERTO P. BASTIDA, AICP, SECRETARY TO THE ZONING COMMISSION.