Government of the District of Columbia
OFFICE OF ZONING

Z.C. CASE NO.: 03-01

As Secretary to the Zoning Commission, I herby certify that on JAN 2 3 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. *Washington Times*
3. Chairman
   ANC 4B
   4th Dist. Police Station
   7600 Georgia Avenue, N.W.
   Washington, D.C. 20012
4. Doug Payton, Chair
   ANC/SMD 4B01
   7120 Piney Branch Road, N.W.
   Washington, D.C. 20012
5. Gottlieb Simon
   ANC
   1350 Pennsylvania Avenue, N.W.
   Washington, D.C. 20004
6. Councilmember Adrian Fenty
   Suite 506
   1350 Pennsylvania Avenue, N.W.
   Washington, D.C. 20004
7. Office of Planning (Ellen McCarthy)
8. Ken Laden, DOT
9. Zoning Administrator
10. Corporation Counsel (Alan Bergstein)
11. MLK Library (30 Copies)

ATTESTED BY: Alberto P. Bastida

Alberto P. Bastida, AICP
Secretary to the Zoning Commission

ZONING COMMISSION
District of Columbia
Case 03-01
Exhibit 3
ZONING COMMISSION
District of Columbia
CASE NO.03-01
EXHIBIT NO.3

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Monday, March 31, 2002 @ 6:30P.M.**
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. 02-41 (Building Bridges Across the River, Inc. - Map Amendment)

THIS CASE IS OF INTEREST TO ANC 8E

On October 28, 2002, the Office of Zoning received an application from Building Bridges Across the River, Inc. on behalf of the owners of the above-referenced lots, the United States Government, by their agent, the United States Park Service (collectively, the "applicant") for a map amendment. This case was set down for hearing on December 9, 2002. The applicant's initial filing constituted its prehearing statement.

The property that is the subject of this application consists of a portion of Reservation 501, Lot 114 of Parcel 236. The property consists of approximately 16.403 acres and has frontage along Mississippi Avenue, S.E. between Stanton Road, S.E. and Southern Avenue, S.E. The property is currently unzoned.

The applicant seeks an amendment to the Zoning Map to rezone the site to the SP-1 Zone District. This request is not inconsistent with the Comprehensive Plan of the District of Columbia.

The SP-1 Zone District permits matter-of-right medium density development including all kinds of residential uses, with limited offices for non-profit organizations, trade associations and professionals permitted as a special exception requiring approval of the BZA, to a maximum lot occupancy of 80% for residential use, a maximum FAR of 4.0 for residential and 2.5 for other permitted uses, and a maximum height of sixty-five (65) 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, and § 5-413 *et seq.*, D.C. Code, (1994 Repl.).

The public hearing on this case will be conducted in accordance with the provisions of section 3021 of the District of Columbia Municipal Regulations, Title 11, Zoning. Pursuant to that section, the Commission will impose time limits on testimony presented to it at the public hearing.

All individuals, organizations, or associations wishing to testify in this case should file their intention to testify in writing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

Information should be forwarded to the Secretary of the Zoning Commission, 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, JAMES H. HANNAHAM, AND PETER G. MAY---------- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY ALBERTO P. BASTIDA, AICP, SECRETARY TO THE ZONING COMMISSION.