Government of the District of Columbia
Office of Zoning

Z.C. CASE NO.: 03-03/02-05 (2nd Stage PUD @ Capitol Gateway Estates)

As Secretary to the Zoning Commission, I herby certify that on NOV 18 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. Cynthia A. Giordano, Esq.
   Arnold & Porter
   555 Twelfth Street, N.W.
   Washington, D.C. 20001

3. Muriel Chambers, Chairman
   ANC 7C
   328 62nd St., N.E., #201
   Washington, D.C. 20019

4. Naomi P. Robinson, Chairman
   ANC 7E
   5001 Hanna Place, S.E.
   Washington, D.C. 20019

5. Thomas S. Alston
   ANC/SMD 7C06
   900 55th Street, N.E.
   Washington, D.C. 20019

6. Naomi P. Robinson
   ANC/SMD 7E01
   1131 46th Place, S.E.
   Washington, D.C. 20019

7. Johnnie Scott Rice
   ANC/SMD 7E02
   4262 Massachusetts Ave., S.E.
   Washington, D.C. 20019

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

9. Councilmember Kevin P. Chavous

10. Office of Planning (Ellen McCarthy)

11. Zoning Administrator

12. Ken Laden (DDOT)

13. Property Owners Within 200 Feet (see list provided by Applicant)

14. 30 copies to MLK Library (Sheryl Thorpe)

15. Corporation Counsel (Alan Bergstein)

ATTESTED BY: Alberto P. Bastida

Alberto P. Bastida, AICP
Secretary to the Zoning Commission

ZONING COMMISSION
District of Columbia
Case 03-03/02-05
Exhibit 19

441 4th Street, N.W., Suite 210-S, Washington, D.C. 20001
Tel: (202) 727-6311 • Fax: (202) 727-6072
E-Mail: zoning info@dc.gov • Web Site: http://dcoz.dc.gov/

ZONING COMMISSION
District of Columbia
CASE NO.03-03
EXHIBIT NO.19

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Thursday, January 8, 2004, @ 6:30 P.M.**
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 03-03/02-05 (Second-Stage PUD – Capitol Gateway Estates)

THIS CASE IS OF INTEREST TO ANCs 7C and 7E

In Z.C. Order No. 02-05, dated September 9, 2002, effective upon its publication in the *District of Columbia Register* on November 29, 2002, the Zoning Commission approved the first-stage of this PUD, for the multi-family and single-family components. On May 19, 2003, the Office of Zoning received a Pre-Hearing Submission and materials constituting the application for the second-stage PUD. The Applicant is requesting approval of the second-stage PUD for the plans and site plans depicting fifteen (15) single-family detached houses, ninety-two (92) semi-detached houses, 102 townhouses and nine (9) "grandhouses" containing four (4) units in each building. The plans for the Community Building are also part of this application. The existing high-rise apartments on Lot 52 in Square 5279 are not included in this case. The Office of Planning provided its report on July 21, 2003, and the Zoning Commission set the case down for hearing at its July 31, 2003, meeting.

The property that is the subject of this application consists of approximately 23.14 acres of land area. It is a multi-parcel, multi-square site including much of the land area within the following boundaries: 61st Street and Southern Avenue, S.E. on the east; Central Avenue, S.E. on the south; 56th Place, S.E. and 57th Place, N.E. on the west; and Clay Street, N.E. and the Watts Branch stream valley on the north. The subject property was zoned R-5-A in the first-stage PUD.

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

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. 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. The applicable time limits for oral testimony is described below. Written

statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

How to participate as a party.

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 Zoning Regulations.

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 fourteen (14) days prior to the date set for the hearing, a written statement containing the following information:**

(a) The person's name, address, and daytime telephone number;

(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;

(f) A summary of the testimony of each witness;

(g) 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 or qualifications of the proposed experts;

(h) The total amount of time being requested to present their case; and

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

(2) The legal interest the person has in said 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 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; and

(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 than those of other persons in the general public.

The applicant shall also provide the information indicated in (e) through (h) to the extent that the information is not contained in the Applicant's prehearing submission as 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) intends to participate at the hearing, the ANC shall submit the written report described in § 3012.5 no later than seven (7) days before the date of the hearing. The report shall also contain the information indicated in (e) through (h) above.

Time limits.

The following time limits for oral testimony shall be adhered to unless changed by the Commission, and no time may be ceded:

1.	Applicant and parties in support	75 minutes collectively
2.	Parties	15 minutes each (60 minutes collectively)
3.	Organizations	5 minutes each
4.	Individuals	3 minutes each

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 210, 441 4th Street, N.W., Washington, D.C. 20001. **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.

Owners Within 200' of Property

CBI Bank
900 E. Higgins Road
Elk Grove Village, IL
60007-1561

George Basiliko
1113 I Street, N.W.
Washington, DC 20005-3913

William B. Boseman
Melvin C. Battle
9 61st Street, N.E.
Washington, DC 20019-7923

JDA Consulting Group
c/o Windsor Maintenance
1330 East 14th Street
San Leandro, CA 94577-4714

Oakley M. & Shirley Major
90 54th Street, S.E.
Washington, DC 20019-6559

Viola P. Fowler
7 61st Street, N.E.
Washington, DC 20019-7923

11 61st Street NE Coop Inc.
c/o Kriegsfeld Corp.
2000 L Street, N.W., Suite 808
Washington, DC 20036-4913

Barbara M. Matthews
6112 Banks Place, N.E.
Washington, DC 20019-7912

Cynthia M. Lindsey
6114 Banks Place, N.E.
Washington, DC 20019-7912

Thad & Hazel Wins
2008 Beechwood Road
Hyattsville, MD 20783-2816

Galatian Baptist Church
806 F Street, N.E.
Washington, DC 20002-5322

Anne Clarke
6109 Clay Street, N.E.
Washington, DC 20019-7906

Brenda Jefferson
7400 Jaffrey Road
Fort Washington, MD
20744-3409

Mary Ellen Rucker
321 58th Street, N.E.
Washington, DC 20019-6954

Albert & J. Brown
c/o Mary H. Brown
831 Adrian Street, S.E.
Washington, DC 20019-4910

Mary E. Benson
312½ 59th Street, N.E.
Washington, DC 20019-6956

Cynthia J. Richardson
5816 Clay Street, N.E.
Washington, DC 20019-6859

Lizzie M. Daniels
310 59th Street, N.E.
Washington, DC 20019-6956

We
c/o Project Inc.
200 K Street, N.W., #1
Washington, DC 200015-5501

Sheila A. Gaither
315 58th Street, N.E.
Washington, DC 20019-6954

Mary L. Blakemore
42 55th Street, S.E.
Washington, DC 20019-6564

Sanford L. & Rubye Smith
38 55th Street, S.E.
Washington, DC 20019-6564

Marguerite Pettigrew
36 55th Street, S.E.
Washington, DC 20019-6564

A.V. & R.B. Cavanaugh
32 55th Street, S.E.
Washington, DC 20019-6564

C.L. & D.M. Johnson
30 55th Street, S.E.
Washington, DC 20019-6564

L. & A.B. Walker
26 55th Street, S.E.
Washington, DC 20019-6564

Rosa L. Boyd
44 55th Street, S.E.
Washington, DC 20019-6564

Owners Within 200' of Property

Michael S. & S.A. Loving
24 55th Street, S.E.
Washington, DC 20019-6564

Keith L. & Sylvva Johnson
120 54th Street, S.E.
Washington, DC 20019-6561

D.J. Patterson & C. Hicks
4921 A Street, SE.
#101
Washington, DC 20019-6203

Jane E. Jones
5404 Central Avenue, S.E.
Washington, DC 20019-6586

Brenda J. & Lester Felder
5450 Central Avenue, S.E.
Washington, DC 20019-6586

Mary F. Green
88 54th Street, S.E.
Washington, DC 20019-6559

Russell E. & Jane C. Jones
110 54th Street, S.E.
Washington, DC 20019-6561

Louise E. Queen
Roberta Q. Gambrell
114 54th Street, S.E.
Washington, DC 20019-6561

Fannie C. Davis
112 54th Street, S.E.
Washington, DC 20019-6561

Rudolph Grayson
84 54th Street, S.E.
Washington, DC 20019-6559

William A. Miller
96 54th Street, S.E.
Washington, DC 20019-6559

Arthur L. & Arlene Hunter
108 54th Street, S.E.
Washington, DC 20019-6561

Rosie Butler
5554 B Street, S.E.
Washington, DC 20019-6356

Suck Ro Lee
P.O. Box 602
College Park, MD 20741-0602

James & Edna Mae Archie
105 55th Street, S.E.
Washington, DC 20019-6567

Pentecost True Believers
5670 Central Avenue, S.E.
Washington, DC 20019-6544

Roger C. & Elizabeth L. Greene
77 58th Street, S.E.
Washington, DC 20019-6543

Brenda J. & Lester Felder
5450 Central Avenue, S.E.
Washington, DC 20019-6586

R.A. & C.B. Brown
95 55th Street, S.E.
Washington, DC 20019-6565

Reginald R. Hamlin
13 58th Street, S.E.
Washington, DC 20019-6500

Addie P. Smith
5551 Central Avenue, S.E.
Washington, DC 20019-6588

Fred C. & T.L. Lewis
5543 Central Avenue, S.E.
Washington, DC 20019-6588

W. & A.D. Van Buren
5533 Central Avenue, S.E.
Washington, DC 20019-6588

Florence Proctor
5561 Central Avenue, S.E.
Washington, DC 20019-6588

Willie B. & Lylie D. Lake
5557 Central Avenue, S.E.
Washington, DC 20019-6588

Harry J. Goode
5531 Central Avenue, S.E.
Washington, DC 20019-6588

Eva M. Hunter
5552 B Street, S.E.
Washington, DC 20019-6356

Owners Within 200' of Property

James & Lucille Hunter
5556 B Street, S.E.
Washington, DC 20019-6356

Delores E. Durham
5542 B Street, S.E.
Washington, DC 20019-6356

Richard & Maria A. Parker
11 58th Street, S.E.
Washington, DC 20019-6500

Charlotte Bouknight
5537 Central Avenue, S.E.
Washington, DC 20019-6588

Cath C. Hemingway
c/o Marion Hemingway
1706 Otis Street, N.E.
Washington, DC 20019-2324

William L. & E.T. Black
101 56th Place, S.E.
Washington, DC 20019-6571

Robert T. & A.J. Goodman
103 56th Place, S.E.
Washington, DC 20019-6571

Eva L. Carr
113 56th Place, S.E.
Washington, DC 20019-6571

Sheilia E. Douglas
100 56th Street, S.E.
Washington, DC 20019-6575

Kathy Ray Massey
5544 B Street, S.E.
Washington, DC 20019-6356

Frank & Pearl M. Love
5550 B Street, S.E.
Washington, DC 20019-6356

Joseph M. & Wanda M. Thomas
5555 Central Avenue, S.E.
Washington, DC 20019-6588

William E. & Reida E. Edmonston
5538 B Street, S.E.
Washington, DC 20019-6356

Lafrances M. Dudley
5539 Central Avenue, S.E.
Washington, DC 20019-6588

Ruth & C.B. Edwards
102 56th Street, S.E.
Washington, DC 20019-6575

Jerome Williams
105 56th Place, S.E.
Washington, DC 20019-6571

W.W. & L.A. Waters
111 56th Place, S.E.
Washington, DC 20019-6571

Elizabeth N. Hillman
5923 Windsor Avenue
Philadelphia, PA 19143-5221

J. & Pattie J. Dorsey
5545 Central Avenue, S.E.
Washington, DC 20019-6588

Towanda Wade
5548 B Street, S.E.
Washington, DC 20019-6356

Isaiah & Mabel R. Blackmon
c/o Frank P. Donnelly
3060 Mitchellville Road, #218
Bowie, MD 20716-3975

J.D. & G.L. Patterson
5549 Central Avenue, S.E.
Washington, DC 20019-6588

Claudette & Eric J. Wellington
109 56th Place, S.E.
Washington, DC 20019-6571

James R. & G.G. Mitchell
108 56th Street, S.E
Washington, DC 20019-6575

W.C. & L.V. Maclin, Sr.
c/o William McLin, Jr.
544 Greentown Drive
Lawrenceville, VA 23868-4040

Kervin D. & R.T. Burrell
110 56th Street, S.E.
Washington, DC 20019-6575

Mary & Gwendolyn Wills
107 56th Place, S.E.
Washington, DC 20019-6571

Owners Within 200' of Property

Andrea V. Freeman
6427 Old Branch Avenue
Temple Hills, MD 20748-2607

Open Door Baptist Church
136 56th Street, S.E.
Washington, DC 20019-6578

Albert & Ruth E. Bratton
119 56th Place, S.E.
Washington, DC 20019-6572

Roberta Weems
121 56th Place, S.E.
Washington, DC 20019-6572

M. Whitney
J. Carter
125 56th Place, S.E.
Washington, DC 20019-6572

J.W. & G.V. Francis
5622 Central Avenue, S.E.
Washington, DC 20019-6529

Terrenthia V. Sweeney
5750 Southern Avenue, S.E.
Washington, DC 20019-6551

Valentine B. & T.B. Allen
123 56th Place, S.E.
Washington, DC 20019-6572

Albert & T. Williams
131 56th Place, S.E.
Washington, DC 20019-6572

W. & B.G. McQueen
129 56th Place, S.E.
Washington, DC 20019-6572

Cleopatra Smallwood
135 56th Place, S.E.
Washington, DC 20019-6572

Robert & Mary King
1725 38th Street, S.E.
Washington, DC 20019-2329

Broderick & D. Wimbish
127 56th Place, S.E.
Washington, DC 20019-6572

Liberty Mission Church
224 57th Place, N.E.
Washington, DC 20019-6865

Harold B. & F.W. Rogers
214 57th Place, N.E.
Washington, DC 20019-6865

Corinne R. Gantt
Luther M. Raymond
7200 E Spring Street
Landover, MD 20785-5256

Rosalie R. Thornton
244 57th Place, N.E.
Washington, DC 20019-6865

Carolyn F. Crews
5716 Blaine Street, N.E.
Washington, DC 20019-6569

Henry G. Rose, Jr.
327 57th Street, N.E.
Washington, DC 20019-6754

Clarence E. & J. Terry, Jr.
216 57th Place, N.E.
Washington, DC 20019-6865

C.A & Thelma W. Carter
238 57th Place, N.E.
Washington, DC 20019-6865

Alvin S. & L. Garnett
246 57th Place, N.E.
Washington, DC 20019-6865

Angelo Crawley
248 57th Place, N.E.
Washington, DC 20019-6865

Alonzo & A. Nicholson
218 57th Place, N.E.
Washington, DC 20019-6865

Bernice Langford
250 57th Place, N.E.
Washington, DC 20019-6865

Stroman O & S.E. Tolson
252 57th Place, N.E.
Washington, DC 20019-6865

Natalie B. Rose
329 57th Street, N.E.
Washington, DC 20019-6754

Owners Within 200' of Property

Thomas & A.B. Johnson
4213 19th Avenue
Temple Hills, MD 20748-5617

Capital Mortgage & Title Co.
c/o Charles A. Carter
238 57th Place, N.E.
Washington, DC 20019-6865

Liberty Mission Church
224 57th Place, N.E.
Washington, DC 20019-6865

Cary W. Brinncefield
13950 Brighton Dam Road
Clarksville, MD 21029-1331

Iris R. Lewis
1367 Underwood Street, N.E.
Washington, DC 20019-2925

Falcon Construction Co.
1900 Quincy Street, N.E.
Washington, DC 20019-5338

Thowlip Inc.
1613 Independence Avenue, S.E.
Washington, DC 20003-1635

Deon J. Coates
2351 16th Street, S.E.
#302
Washington, DC 20020-4317

Charles A. Carter
238 57th Place, N.E.
Washington, DC 20019-6865

Henry G. Rose, Jr.
327 57th Street, N.E.
Washington, DC 20019-6754

Asso Cap VW Plza Phase II
c/o Arco Management
1012 14th Street, N.W., #1100
Washington, DC 20005-3406

Hacienda Coop Inc.
102 58th Street, S.E., #c
Washington, DC 20019-6511

L & M Carson
2200 Porter Avenue
Suitland, MD 20746-1046

Turner & Elsie Dowing
4549 Alabama Avenue, S.E.
Washington, DC 20019-4912

Howard University
2400 6th Street, N.W.
Washington, DC 20059-0001

Wayne Dabney
2419 Northumberland Avenue
Richmond, VA 23220-1524

Emma Frances Ballard
5807 E. Capitol Street, S.E.
Washington, DC 20019-6832

Joyce A. Gunter
48 58th Street, S.E.
Washington, DC 20019-6542

IMC Mortgage Company
5901 E. Fowler Avenue
Tampa, FL 33617-2362

Henry P. & A.T. Walker
38 58th Street, S.E.
Washington, DC 20019-6542

Carrie Toles
40 58th Street, S.E.
Washington, DC 20019-6542

William D & G.H. Jackson
44 58th Street, S.E.
Washington, DC 20019-6542

Julius & Cecelia Graves
46 58th Street, S.E.
Washington, DC 20019-6542

Jerome Fletcher
36 58th Street, S.E.
Washington, DC 20019-6542

McDay M. & M.M. Barbour
P.O. Box 52
Accokeek, MD 20607-0052

True Holiness Church Christ
c/o Rev. Calvin Curtis
5821 E. Capitol Street, S.E.
Washington, DC 20019-6832

Larry Anthony Roach
5308 E. Capitol Street, N.E.
Washington, DC 20019-6611

Owners Within 200' of Property

Nancy J. Moore
1319 E. Capitol Street, S.E.
Washington, DC 20003-1551

William D. & J.L. Hughey
1425 Fort Stevens Drive, N.W.
Washington, DC 20011-1723

M. Bellman & N. South
3404 25th Avenue
Temple Hills, MD 20748-2804

Secretary of HUD
820 1st Street, N.E.
Washington, DC 20002-4243

Kenneth J. Elzie
5732 Southern Avenue, S.E.
Washington, DC 20019-6551

Janet L. Sledge
6806 Garth Street
Bowie, MD 20715-1749

Ethelyn R. Redd
3811 25th Avenue
Templs Hills, MD 20748-3007

James D. Wright
5738 Southern Avenue, S.E.
Washington, DC 20019-6551

Harry E. Brown
5742 Southern Avenue, S.E.
Washington, DC 20019-6551

Brenda J. Winters
5736 Southern Avenue, S.E.
Washington, DC 20019-6551

David L. & Dorothy P. Witherspoon
81 58th Street, S.E.
Washington, DC 20019-6543

Beulah M. McCall
80 57th Place, S.E.
Washington, DC 20019-6537

Neta M. Price
5763 E. Capitol Street, S.E.
Washington, DC 20019-6830

Ennis & Dolores Garnett
29 58th Street, S.E.
Washington, DC 20019-6500

Joseph & Mary Cleveland
5744 Southern Avenue, S.E.
Washington, DC 20019-6551

Willie & Zura M. Dortch
1916 Porter Avenue
Suitland, MD 20746-1040

Audrey H. Livingston
5748 Southern Avenue, S.E.
Washington, DC 20019-651

Barbara Betts
Cassandra Livingston
5726 Southern Avenue, S.E.
Washington, DC 20019-6551

Jesse L. & N.E. Gallmon
5724 Southern Avenue, S.E.
Washington, DC 20019-6551

N. Montgomery
Y. Ferguss
86 57th Place, S.E.
Washington, DC 20019-6537

Angela M. London
83 58th Street, S.E.
Washington, DC 20019-6543

Elsie Spivey
82 57th Place, S.E.
Washington, DC 20019-6537

Margaret C. House
31 58th Street, S.E.
Washington, DC 20019-6500

Lillie G. Miller
75 58th Street, S.E.
Washington, DC 20019-6543

Jacqueline Brown
5767 E. Capitol Street, S.E.
Washington, DC 20019-6830

Patricia B. Smallwood
5761 E. Capitol Street, S.E.
Washington, DC 20019-6830

Bryant & Rosa I. Patterson
87 58th Street, S.E.
Washington, DC 20019-6543

Owners Within 200' of Property

Chad Williams
104 58th Street, S. E.
#204
Washington, DC 20019

Joseph W. Lockett
5561 Central Avenue, S.E.
Washington, DC 20019

Marline O. Scott
5120 Drake Place, S.E.
Washington, DC 20019

Mary D. Jackson
Chairperson, ANC 7E
135 49th Street, S.E.
Washington, DC 20019

Inita Jackson
4909 F Street, S.E.
Washington, DC 20019

Naomi P. Robinson
1131 46th Place, S.E.
Washington, DC 20019

Johnnie Scott Rice
4262 Massachusetts Avenue, S.E.
Washington, DC 20019

Edward H. Harris
1101 51st Place, N.E.
Washington, DC 20019

Muriel Chambers
1027 46th Street, N.E.
Washington, DC 20019

Terrance Johnson
5220 Hayes Street, N.E.
Washington, DC 20019

Savannah D. Crook
5302 East Capitol Street, N.E.
Washington, DC 20019

Charles F. Adderley
236 57th Street, N.E.
Washington, DC 20019

Mary L. Gaffney
Chairperson, ANC 7C
328 62nd Street, N.E., #208
Washington, DC 20019