Government of the District of Columbia
OFFICE OF ZONING

2003 SEP 11 AM 9:32

MEMORANDUM

TO: Arnold R. Finlayson, Administrator
Office of Documents and Administrative Issuance

FROM: Alberto P. Bastida, AICP
Secretary to the Zoning Commission

DATE: September 11, 2003

SUBJECT: Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on September 19, 2003:

1. Z.C. Case No. 03-21 Notice of Public Hearing.

Received By _____ Date _____

Attachments

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

ZONING COMMISSION
District of Columbia
Case 03-21
Exhibit 14

ZONING COMMISSION
District of Columbia
CASE NO.03-21
EXHIBIT NO.14

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Monday, November 3, 2003, 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. 03-21 (St. Coletta of Greater Washington, Inc. – Consolidated PUD and Map Amendment; Square E-1112, Part of Lot 800)

THIS CASE IS OF INTEREST TO ANC 6-B

On July 3, 2003, the Office of Zoning received an application from St. Coletta of Greater Washington, Inc. The Applicant is requesting approval of a consolidated Planned Unit Development and a Zoning Map Amendment. The Office of Planning provided its report on August 29, 2003, and the case was set down for hearing on September 8, 2003. The Applicant provided its prehearing statement as part of its application on August 29, 2003.

The property that is the subject of this application consists of approximately 227,276 square feet of land area and is located at 19th Street, S.E. and Independence Avenue, S.E., a portion of Lot 800 in Square E-1112, in Reservation 13 (see attached property description). The subject property is currently unzoned.

The Applicant proposes to construct a school for 200-250 students and up to 25 adults, all with cognitive disabilities, on the site. The school building will be a two-story structure containing approximately 100,612 square feet. The building will include classrooms, speech and occupational therapy rooms, group rooms, locker rooms, an infirmary, kitchens, a hydrotherapy room, administrative offices, a gymnasium, and conference rooms..

The Applicant seeks a PUD and a related Zoning Map Amendment to zone the site as SP-1.

The site, leased to St. Coletta of Greater Washington by the District of Columbia, is held by the District of Columbia pursuant to a Letter Transfer of Jurisdiction from the United States of America, acting through the General Services Administration, and is currently unzoned.

The Applicant proposes to zone the site as SP-1, a medium density zone. The Special Purpose (SP) district is designed to stabilize those areas that are adjacent to areas that contain existing apartments, offices and institutions and to ensure that new development is compatible in use, scale and design with the transitional functions of the zone districts. .

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

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, in order 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 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 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; 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 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 significantly, distinctly, or uniquely affected by the proposed zoning action than 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 inclusion 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 being requested 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 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), pursuant to 11 DCMR § 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited above relating to the hearing procedures. 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.

PROPERTY DESCRIPTION

DESCRIPTION OF:

Part of Lot 800 in Square E-1112
being also
Part of U.S. Appropriation 13,
District of Columbia.

Part of Lot 800 in **Square E-1112,** as the same is shown on **Assessment and Taxation Plat No. 3572-I,** dated **April 22, 1969,** on file among the Records of the Office of the Surveyor of the District of Columbia, said land being also part of original **U.S. Appropriation No. 13** as set forth among said Records on the **King Plats of Washington, Plate XVI,** dated 1803, and also shown, in whole or in part, in **Survey Book 2** at **page 507** (April 12, 1897), **Survey Book 8** at **page 294** (July 21, 1910), **Subdivision Book 140** at **page 199** (Transfer of Jurisdiction Plat, November 28, 1960) and **Surveyor's Office Map No. 4938** (January 23, 1961) among said Records; said **part of Lot 800** in **Square E-1112** (part of **U.S. Appropriation No. 13**) being more particularly described as follows:

BEGINNING for the same at the intersection of the east line of 19th Street, S.E. (80 ft. wide) and the south line of Independence Avenue, S.E. (90 ft. wide) as shown among said Records, being also the northwest corner of **Square E-1112** and **U.S. Appropriation No. 13;** thence departing 19th Street, S.E. and running with the south line of Independence Avenue, S.E.

1. **Due EAST, 618.32 feet;** thence departing Independence Avenue, S.E. and running in, through, over and across Lot 800 in Square E-1112 (U.S. Appropriation No. 13), so as to include a portion thereof, the following four (4) courses and distances:
2. **Due SOUTH, 297.71 feet;** thence
3. **Due WEST, 336.16 feet;** thence
4. **Due SOUTH, 153.09 feet;** thence
5. **Due WEST, 282.16 feet** to the aforesaid east line of 19th Street, S.E., being also the west line of Square E-1112 and U.S. Appropriation No. 13; thence running with said line
6. **Due NORTH, 450.80 feet** to the place of beginning, containing a computed area of **227,276 square feet** or **5.2175 acres** of land.

SUBJECT TO WMATA Permanent Underground Easement for Stadium / Armory Metro Station and tunnel, and all other easements, rights-of-way and/or restrictions of Record.