Government of the District of Columbia
OFFICE OF ZONING

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MEMORANDUM

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

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

DATE: August 13, 2003

SUBJECT: Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on August 22, 2003:

1. Z.C. Notice of Public Hearing (Z.C. Case No. 02-28);
2. Z.C. Notice of Public Hearing (Z.C. Case No. 03-04); and
3. Z.C. Notice of Public Hearing (Z.C. Case No. 03-24).

L Jenkins
Received By

8-13-03
Date

Attachments

ZONING COMMISSION
District of Columbia
Case 03-2
Exhibit 15

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 NO.03-24
EXHIBIT NO.15

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Thursday, October 16, 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. 03-24 (PUD and Related Map Amendment @ Square 2528, Lot 911 - 2126 Wyoming Avenue, NW)

THIS CASE IS OF INTEREST TO ANC 2D

On July 14, 2003, the Office of Zoning received an application from The Kalorama D.C. Group, LLC (the "Applicant"), owner of Lot 911 in Square 2528. The Applicant is requesting approval of a consolidated PUD and Map Amendment for Lot 911 in Square 2528. The Office of Planning provided its report on July 21, 2003, and the case was set down for hearing on July 31, 2003. The Applicant provided its prehearing statement as part of its application on July 14, 2003.

The property which is the subject of this application consists of approximately 16,500 square feet of land area and is located at 2126 Wyoming Avenue, NW (Square 2528, Lot 911), on the south side of Wyoming Avenue, NW, between 23rd Street to the west and Connecticut Avenue to the east. It is improved with a three-story, 48-foot-tall Flemish-revival mansion, which formerly housed the Field School. A large carriage house is located at the rear of the property. The subject property is currently zoned R-3.

The Applicant proposes to rehabilitate and convert the former mansion/school building into two dwelling units and to construct a four-unit, three-story, 45-foot tall apartment building on the vacant eastern portion of the subject property. The carriage house will also be retained and will be rehabilitated and converted to parking and storage.

The Applicant seeks a PUD-related amendment to the Zoning Map to rezone the site from R-3 to R-5-D.

The R-3 District permits matter-of-right development with a minimum lot width of 30 feet, a minimum lot area of 3,000 square feet, a maximum lot occupancy of 60% for a church or public

school use and 40% for all other structures, and a maximum height of three (3) stories/forty (40) feet.

The R-5-D District permits matter-of-right development with a maximum lot occupancy of 75%, a maximum height of ninety (90) feet, and a maximum density of 3.5 FAR.

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.