Government of the District of Columbia
Office of Zoning

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: April 7, 2004

SUBJECT: Publication for the Office of Zoning

Please publish the following in the D.C. Register on April 16, 2004:

1 Z.C. Notice of Public Hearing (Case No. 04-01).

Received By

4/7/04
Date

Attachments

ZONING COMMISSION
District of Columbia
CASE NO. 04-01
EXHIBIT NO. 16

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ZONING COMMISSION
District of Columbia
CASE NO.04-01
EXHIBIT NO.16

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Thursday, June 3, 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. 04-01 (2215 Constitution Avenue, N.W. - American Pharmacists Association)

THIS CASE IS OF INTEREST TO ANC 2A

On January 13, 2004, the Office of Zoning received an application from the American Pharmacists Association for itself and on behalf of the United States of America, managed by the General Services Administration. The Applicant is requesting approval of a planned unit development and map amendment for part of the property from unzoned to SP-2. The Office of Planning provided its February 5, 2004 report on February 27, 2004, and the case was set down for hearing on March 8, 2004. The Applicant provided its prehearing statement as part of its application on March 23, 2004.

The property that is the subject of this application consists of approximately 82,085 square feet of land area and is located at 2215 Constitution Avenue, N.W. Square 62, lots 19, 810, 814 and 815 and part of lot 813. The subject property is currently zoned SP-2, except for lots 810, 813, 814 and 815, which are owned by the United States of America and are unzoned.

The Applicant proposes to construct an addition to its existing office building on the property. The total gross floor area of the addition is approximately 166,750 square feet; with the portion of the existing building to remain, the gross floor area of the project as a whole will be approximately 175,266 square feet, or approximately 2.14 FAR. The maximum height of the addition will be 65.42 feet. Existing surface parking will be removed and replaced with approximately 150 underground parking spaces with access from both 22nd and 23rd Streets.

The Applicant seeks a related Amendment to the Zoning Map to include the portion of the site now owned by the United States of America (lots 810, 814, 815 and part of 813) in the SP-2 District.

The SP-2 District permits matter-of-right medium-high density development including all kinds of residential uses, with offices permitted as a special exception normally requiring approval of the BZA, to a maximum lot occupancy of 80% for residential use, a maximum FAR of 6.0, of which no more than 3.5 may be devoted to other than residential uses and a maximum height of ninety (90 feet).

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	60 minutes collectively
2.	Parties in opposition	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, KEVIN HILDEBRAND, 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.