Government of the District of Columbia
Office of Zoning

Z.C. CASE NO.: 04-07

As Secretary to the Zoning Commission, I herby certify that on MAR 12 2004 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:

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6 Councilmember Sharon Ambrose–
Ward 6

7 Office of Planning (Ellen
McCarthy)

8 Ken Laden, DOT

9 Zoning Administrator

10 Corporation Counsel

11 30 copies to MLK Library (Sheryl
D. Thorpe)

12 Property Owners Within 200 Feet
(see attached list provided by
Applicant)

ATTESTED BY: _____
Alberto P. Bastida, AICP
Secretary to the Zoning Commission

ZONING COMMISSION
District of Columbia
CASE NO. 04-07
EXHIBIT NO. 13

ZONING COMMISSION
District of Columbia
CASE NO.04-07
EXHIBIT NO.13

SQ. RES LOT 02480000
0101 T ST SE
DISTRICT OF COLUMBIA
OFFICE OF TAX & REVENUE
941 N. CAPITAL ST , NE
WASHINGTON, DC 20002

SQ. 0707 LOT 0803
1ST ST SE
DISTRICT OF COLUMBIA
OFFICE OF TAX & REVENUE
941 N CAPITAL ST , NE 20002
WASHINGTON, DC 20002

SQ. 0744SS LOT 0801 SE
UNITED STATES OF AMERICA
C ST 18TH & 19TH STREET NW
WASHINGTON, DC 20006

SQ. RES LOT 02480000
0101 T ST SE
DISTRICT OF COLUMBIA
OFFICE OF TAX & REVENUE
941 N CAPITAL ST., NE 20002
WASHINGTON, DC 20002

SQ. 0707 LOT 0803
1ST ST SE
DISTRICT OF COLUMBIA
OFFICE OF TAX & REVENUE
941 N. CAPITAL ST., NE 20002
WASHINGTON, DC 20002

SQ. 0704S LOT 0805 SE
DISTRICT OF COLUMBIA
OFFICE OF TAX & REVENUE
941 N. CAPITAL ST., NE 20002
WASHINGTON, DC 20002

SQ. 0705 LOT 0015
0060 P ST
ROUBIN ASSOCIATES LLC
8550 LEE HWY
FAIRFAX, VA 22031-1515

SQ. 0703 LOT 0053
0060 – 0080 O ST SE
SE LAND DEVELOPMENT ASSOCIATION
C/O HAROLD ZIRKIN #840
3 BETHESDA METRO
BETHESDA, MD 20814

SQ. 0744 LOT 0805 SE
UNITED STATES OF AMERICA
C ST 18TH & 19TH STREET NW
WASHINGTON, DC 20006

SQ. 0744SS LOT 0801 SE
UNITED STATES OF AMERICA
NATIONAL PARK SERVICE
1100 OHIO DR, SW
WASHINGTON, DC 20242-0003

SQ. 0703 LOT 0053
0060 – 0080 O ST SE
SE LAND DEVELOPMENT ASSOCIATION
C/O HAROLD ZIRKIN #840
3 BETHESDA METRO
BETHESDA, MD 20814

SQ. 0744 LOT 0806 SE
UNITED STATES OF AMERICA
C ST 18TH & 19TH STREET NW
WASHINGTON, DC 20006

SQ. 0744SS LOT 0801 SE
UNITED STATES OF AMERICA
C ST 18TH & 19TH STREET NW
WASHINGTON, DC 20006

SQ. 0707 LOT 0801
POTOMAC AVE SE
FLORIDA ROCK PROPERTIES
155 3 21ST ST
JACKSONVILLE, FL 32206-2104

SQ. 0744 LOT 0805
SE
UNITED STATES OF AMERICA
NATIONAL PARK SERVICE
1100 OHIO DR, SW
WASHINGTON, DC 20242-0003

SQ. 0771W LOT 0800
1331 2ND ST SE
DISTRICT OF COLUMBIA
OFFICE OF TAX & REVENUE
941 N. CAPITAL ST., NE 20002
WASHINGTON, DC 20002

SQ. 0707 LOT 0801
POTOMAC AV SE
FLORIDA ROCK PROPERTIES
155 E 21ST ST
JACKSONVILLE, FL 32206-2104

SQ. 0744 LOT 0806 SE
UNITED STATES OF AMERICA
NATIONAL PARK SERVICE
1100 OHIO DR, SW
WASHINGTON, DC 20242-0003

SQ. 0744SS LOT 0801 SE
UNITED STATES OF AMERICA
NATIONAL PARK SERVICE
1100 OHIO DR, SW
WASHINGTON, DC 20242-0003

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Thursday, May 20, 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. 04-07 (District of Columbia Water and Sewer Authority – Square 744-S, Lots 800 and 805 and Reservation 248)

THIS CASE IS OF INTEREST TO ANC 6D

On February 27, 2004, the Office of Zoning received an application from the District of Columbia Water and Sewer Authority ("WASA" or "Applicant"). Pursuant to proposed 11 DCMR § 1603.1 WASA seeks Zoning Commission approval of proposed exterior renovation to pumping stations located in the CG\W-2 District proposed by the Capitol Gateway Overlay District at premises 1331 2nd Street and 125 "O" Street S.E. (Square 744-S, Lots 800 and 805 and Reservation 248).

The total site consists of 11.91 acres and is improved with several buildings and a storage yard to support the sanitary sewer pumping operations that have existed at the site for the past 100 years. The requested Zoning Commission approval involves improvements to two (2) buildings identified as the Main Pumping Station and the "O" Street Pumping Station.

The Main Street Pumping Station is located at 1331 2nd Street, S.E. and the calculated building area is approximately 40,310 square feet. The "O" Street Pumping Station is located at 125 "O" Street, S.E. consisting of approximately 13,185 square feet. In conjunction with operational upgrades, which will increase the operational capacity and efficiency of the pumping stations and which will also function wholly inside both buildings, the "O" Street station is proposed for significant structural reconstruction. In particular, the façade is in a serious state of disrepair and will be replaced.

Proposed § 1603.1 of the D.C. Zoning Regulations (Published as Proposed Rulemaking in the August 2, 2002, D.C. Register) will subject all structures, including WASA's Main and "O"

Street Pumping Stations to review of "any proposed exterior renovation to any existing buildings or structures in the CG/W-2 District that would result in an alteration of the exterior design."

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 KEVIN L. HILDEBRAND---------- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY ALBERTO P. BASTIDA, AICP, SECRETARY TO THE ZONING COMMISSION.

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