

Government of the District of Columbia
OFFICE OF ZONING



Z.C. CASE NO.: 05-40

As Director of the Office of Zoning, I hereby certify that on **DEC 22 2005** 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. <i>D C Register</i> | 7. Office of Planning (Ellen McCarthy) |
| 2. John P. Brown, Esq.
Stephanie Baldwin, Esq.
Greenstein DeLorme & Luchs
1620 L Street, N.W., Ste. 900
Washington, DC 20036-5605 | 8. Ken Laden, DOT |
| 3. Alma Gates, Chair
ANC 3D
P.O. Box 40846 - Palisades Station
Washington, DC 20016 | 9. Zoning Administrator |
| 4. Commissioner Sarah Shapley
ANC/SMD 3D02
4710 Upton Street, NW
Washington, DC 20016 | 10. Property Owners Within 200 Feet (see attached listed provided by Applicant) |
| 5. Gottlieb Simon
ANC
1350 Pennsylvania Ave., N.W.
Washington, D.C. 20004 | 11. 30 copies to MLK Library |
| 6. Councilmember Kathleen Patterson
Suite 107
1350 Pennsylvania Ave., N.W.
Washington, D.C. 20004 | 12. Office of the Attorney General |
| | 13. Julie Lee
General Counsel
941 North Capitol Street, N.E.
Suite 9400
Washington, D.C. 20002 |

ATTESTED BY:


Sharon S. Schellin
Acting Secretary to the Zoning Commission
Office of Zoning

Wesley Theological Seminary
4500 Massachusetts Avenue, NW
Washington, DC 20016-5632
1600 0811

Bahman Larizadeh Trustees
10 Wesley Circle, NW
Washington, DC 20016-5605
1516 0043

Jennifer Frey
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1516 0812

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1515 0033

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1515 0816

Alfred Mottur
4615 Sedgwick Street, NW
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1516 0819



**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

TIME AND PLACE: **Thursday, February 23, 2006, @ 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. 05-40 (Wesley Theological Seminary of the United Methodist Church –
Campus Plan Square 1600, Part of Lot 811 (see attached plat))**

THIS CASE IS OF INTEREST TO ANC 3D

This application was filed by the Wesley Theological Seminary of the United Methodist Church, pursuant to 11 DCMR §§ 3104 and 210, for special exception approval for the review and approval of its Campus Plan. The applicant is seeking approval through the year 2015. The property is located in the Diplomatic Overlay/R-5-A Zone District for premises at 4500 Massachusetts Avenue, N.W. (Square 1600, Part of Lot 811 (as depicted on the attached plat)). The Applicant is in the process of subdividing this portion of Lot 811 and will be providing the subdivision plat to the Zoning Commission by the public hearing date.

PLEASE NOTE:

- Failure of an applicant or appellant to appear at the public hearing will subject the application or appeal to dismissal at the discretion of the Commission.
- Failure of an applicant or appellant to be adequately prepared to present the application or appeal to the Commission, and address the required standards of proof for the application or appeal, may subject the application or appeal to postponement, dismissal, or denial.

The public hearing in this case will be conducted in accordance with the provisions of Chapter 31 of the District of Columbia Municipal Regulations, Title 11, Zoning. Pursuant to Subsection 3117.4 of the Regulations, the Commission will impose time limits on the testimony of all individuals.

Individuals and organizations interested in any application may testify at the public hearing or submit written comments to the Commission. All requests and comments should be submitted to the Commission through Jerrily R Kress, Director, Office of Zoning, 441 4th Street, NW, Suite 210, Washington, D C. 20001 Please include the case number on all correspondence

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, 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, 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 the 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 the 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 interests 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.

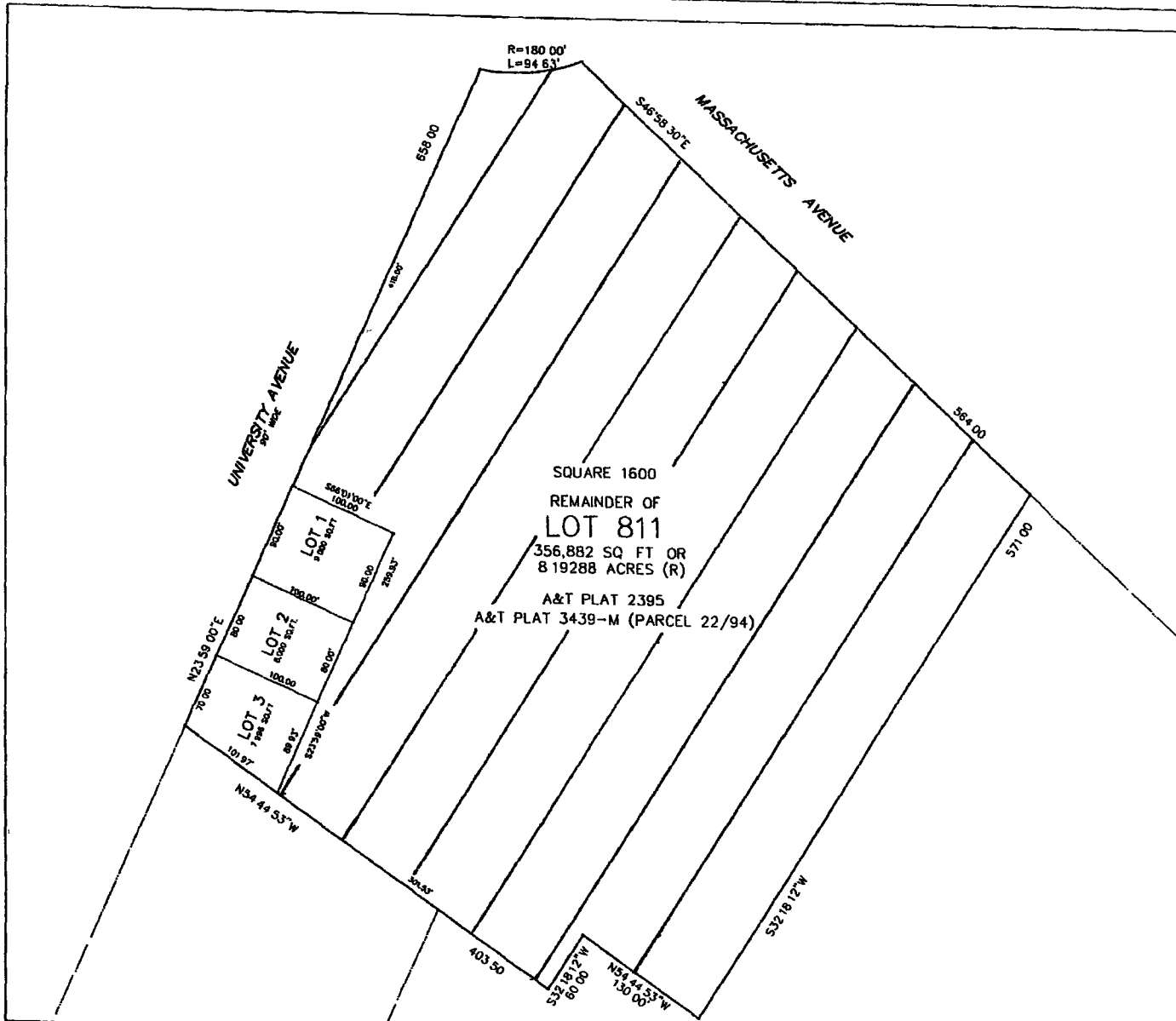
Any person wishing to be considered a party should clearly state the request, and should also provide a daytime telephone number should it be necessary for the Office of Zoning to obtain additional information or clarification prior to the hearing. Written statements, in lieu of personal appearances 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 that will be required 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 required by 11 DCMR § 3013.1, the information shall be filed no later than 14 days before the date of the hearing.

CAROL J. MITTEN, ANTHONY J. HOOD, JOHN G. PARSONS, MICHAEL G. TURNBULL, AND GREGORY N. JEFFRIES ————— ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR AND BY SHARON S. SCHELLIN, ACTING SECRETARY TO THE ZONING COMMISSION.



VICINITY MAP
SCALE: 1" = 200'

VIKI
 VIKI & ASSOCIATES, INC.
 1000 15th St, NW
 Washington, DC 20004
 (202) 462-1100
 FAX: (202) 462-1101
 WWW.VIKI-INC.COM

WESLEY SEMINARY
WASHINGTON, D.C.

PROPOSED LOTS

VIKI REVISIONS	
DATE	DEC 2005
BY	HLJ
SCALE	N.T.S.
PROJECT/FILE NO.	1311
SHEET NO.	1