

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 06-41

As Secretary to the Commission, I hereby certify that on NOV 29 2006 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 Epting, Esq. Pillsbury Winthrop Shaw Pittman LLP 2300 N Street, N.W. Washington, D.C. 20037-1128	8. DDOT (Ken Laden)
3. Andy Litsky, Chair ANC 6D 65 I. Street, S.W. Washington, DC 20024	9. Zoning Administrator (Bill Crews)
4. Commissioner Ahmed Assalaam ANC/SMD 6D06 116 P Street, S.W., #1 Washington, DC 20024	10. Jill Stern, Esq. General Counsel - DCRA 941 North Capitol Street, N.E. Suite 9400 Washington, D.C. 20002
5. Gottlieb Simon ANC 1350 Pennsylvania Avenue, N.W. Washington, D.C. 20004	11. Office of the Attorney General (Alan Bergstein)
6. Councilmember Sharon Ambrose	12. Property Owners Within 200 Feet (see attached list provided by Applicant)
	13. MLK Library (30 Copies)

ATTESTED BY:


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

ZONING COMMISSION
District of Columbia

CASE NO. 06-41

EXHIBIT NO. 15

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

District of Columbia

CASE NO.06-41

EXHIBIT NO.15

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

TIME AND PLACE: **Thursday, February 22, 2007, @ 6:30 P.M.**
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 06-41 (Capitol Gateway Overlay District Review @ Square 653, Lot 111 – 1325 South Capitol Street, S.W.)

THIS CASE IS OF INTEREST TO ANC 6D

On September 8, 2006, the Office of Zoning received an application from Camden Development, Inc. (the “Applicant”) for review and approval of new development along South Capitol Street pursuant to proposed § 1610.

Although the property is currently located in the C-2-C Zone District, it is nevertheless subject to the provisions of the CG Overlay (11 DCMR, Chapter 16) as a result of the Zoning Commission’s decision of May 25, 2006, to hold a hearing on Z.C. Case No. 06-25. That case, among other things, would include the property within the Overlay. *See* 11 DCMR § 3202.5 (a building permit filed for a property that the Commission is considering rezoning must comply with the most restrictive provisions of the current or proposed zone). The hearing on the rezoning proposal is scheduled for November 16, 2006 at 6:30 p.m. at the location stated above.

Also on May 25, 2006, the Zoning Commission took proposed action on Z.C. Case No. 05-10, which would subject a proposed building on the property to Commission review. If and when that rule becomes effective, it will apply to the subject property unless the Commission rejects the rezoning proposed in Z.C. Case No. 06-25. Because the Applicant believes the review requirement will apply before a building permit can be filed, it wishes to have a review hearing in anticipation of the rule change. No decision to grant or deny the application will occur until final action is taken with respect to Z.C. Case No. 05-10.

In addition, the Applicant seeks variance relief from the height requirements set forth in 11 DCMR § 770, the residential recreation space requirements set forth in 11 DCMR § 773, and the court requirements set forth in 11 DCMR § 776. The Applicant also seeks special exception approval for the number, location, and differing heights of the rooftop structures pursuant to 11 DCMR §§ 777 and 411.

The property that is the subject of this application consists of approximately 41,019 square feet of land area and is located at 1325 South Capitol Street, S.W. (Square 653, Lot 111). The Square is bounded to the east by South Capitol Street, S.W., to the south by O Street, S.W., to the west by Half Street, S.W., and to the north by N Street, S.W.

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The Applicant proposes to develop the property with a new eleven-story residential building with the potential for ground floor retail. The height of the building will be 110 feet along South Capitol Street and 70 feet, 8 inches closest to the rowhouses to the west of the property. Three levels of below-grade parking will be provided. The floor area ratio of the building will be approximately 6.6. The property will be set back from South Capitol Street, S.W. by 15, feet and vehicular access to parking and loading docks will be provided from O Street, S.W.

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, 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 such person, or in which the person has an interest, that will be affected by the action requested of the Commission;
 - (2) The legal interest such person has in such property, such as owner, tenant, trustee, or mortgagee;

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- (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;
- (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 inclusions 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.

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:

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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 200, 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, GREGORY N. JEFFRIES, JOHN G. PARSONS, AND MICHAEL G. TURNBULL, ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

#06-41

Paul D. Warring
Patrick J. Warring
4545 S Street
Capitol Heights, MD 20743-6713

Tho V. Pham
1313 S. Capitol Street, SW
Washington, DC 20003-3526

Vincent T. Warring
4545 S Street
Capitol Heights, MD 20743-6713

Leslie A. Jones
1317 S. Capitol Street, SW
Washington, DC 20003-3526

James T. Warring & Sons, Inc.
4545 S Street
Capitol Heights, MD 20743-6713

Tonya A. Sanders
1639 Madison Street, NW
Washington, DC 20011-6812

Darin Weaver
6A N Street, SW
Washington, DC 20024-4114

Darrin S. Elzie
6 N Street, SW
Washington, DC 20024-4114

Eglon O Daley
1230 Half Street, SW
Washington, DC 20024-4110

Daniel Mesifeni
1309 S. Capitol Street, SW
Washington, DC 20003-3526

Gregory A. Keagle
1311 S. Capitol Street, SW
Washington, DC 20003-3526

Frankey D Grayton
1327 Massachusetts Avenue, SE
Washington, DC 20003-1540

Manna Inc.
Suite 201C
6422 Grovedale Drive
Alexandria, VA 22310-2570

Lam Shing Wai
R S Liquors Inc.
1301 S. Capitol Street, SW
Washington, DC 20003-3526

ZONING COMMISSION
District of Columbia

CASE NO. 06-41

EXHIBIT NO. Laser 5962™



AVERY®

Address Labels

Steven G. Bethea
14 N Street, SW #14
Washington, DC 20024-4127

Shonta Diggs
16 N Street, SW #16
Washington, DC 20024-4127

Kenneth A. Lacruise
18 N Street, SW #18
Washington, DC 20024-4127

Ann Allen
20 N Street, SW
Washington, DC 20024-4127

Erika A. Westry
22 N Street, SW
Washington, DC 20024-4127

Karen M. Dandridge
24 N Street, SW
Washington, DC 20024-4127

Eugene W. Burton
26 N Street, SW
Washington, DC 20024-4127

James Zapata
28 N Street, SW
Washington, DC 20024-4127

Phil T. McCoy
1326 Half Street, SW
Washington, DC 20024-4112

Kierre Jackson
1328 Half Street, SW
Washington, DC 20024

Ivan L. Gamez
1330 Half Street, SW
Washington, DC 20024

Gregory D. Brochu
1332 Half Street, SW
Washington, DC 20024

Bertha Green
c/o NBH Housing SVC of America
1970 Broadway, Suite 470
Oakland, CA 20024

Luisel Santi-Ruiz
1336 Half Street SW
Washington, DC 20024

Pia A. Hill
1338 Half Street, SW
Washington, DC 20024

Bryant W. Johnson
1342 Half Street, SW
Washington, DC 20024

Henry B. Ocampo
1344 Half Street, SW
Washington, DC 20024-4112

Jennie Chaplin
1346 Half Street, SW
Washington, DC 20024

Arjumand Ansari
1348 Half Street, SW
Washington, DC 20024-4112

Eve H. Werbicki
1350 Half Street, SW
Washington, DC 20024-4112

Mian I. Khanqahi
17 O Street, SW
Washington, DC 20024-4105

Aeon A. Clarke
19 O Street, SW
Washington, DC 20024-4105

Davene Mathis
21 O Street, SW
Washington, DC 20024-4105

Lord K. Ossei
23 O Street, SW
Washington, DC 20024-4105

Sandra M. Tapscott
25 O Street, SW
Washington, DC 20024-4105

Milajurine Lindsay
27 O Street, SW
Washington, DC 20024-4105

Jose S. Rivera
29 O Street, SW
Washington, DC 20024-4105

Sarita K. Muhammad
31 O Street, SW
Washington, DC 20024-4105

Cherie Y. Moore
33 O Street, SW
Washington, DC 20024-4105

Justin T. Paulhamus
1316 Half Street, SW
Washington, DC 20024-4112

Rhonda J. Sincavage
1318 Half Street, SW
Washington, DC 20024-4112

Chad Alexander c/o Unit 101
1322 Half Street, SW
Washington, DC 20024-4112

Joyce Brayboy
1322 Half Street, SW #102
Washington, DC 20024-4112

Vandana Sareen
1322 Half Street, SW Unit 201
Washington, DC 20024-4112

Edmund C. Fleet
1322 Half Street, SW #202
Washington, DC 20024-4112

Gwen Davidow
1322 Half Street, SW Unit 203
Washington, DC 20024-4112

Edward H. Tambornino
1322 Half Street, SW Unit 204
Washington, DC 20024-4112

Albert C. Cheek, Jr.
1322 Half Street, SW, Unit 301
Washington, D.C. 20024-4112

Joseitta Harris
1322 Half Street, SW, #302
Washington, DC 20024-4112

Sabrina E. McNeal
1322 Half Street, SW, Unit 303
Washington, DC 20024-4112

Pietros Kidane
1322 Half Street, SW, Unit 304
Washington, DC 20024-4112

Solomon Isaac, Jr.
1400 Half Street, SW
Washington, DC 20024-4104

Kenneth M. Taylor
1402 Half Street, SW
Washington, DC 20024-4104

Allison B. Kaye
1404 Half Street, SW
Washington, DC 20024-4104

Valerie P. Boykin
12503 Parkton Street
Fort Washington, MD 20744-6139

Martha A. Dyson
1408 Half Street, SW
Washington, DC 20024-4104

Solomon Isaac, Jr.
1404 Half Street, SW
Washington, DC 20024-4104

Alvert Q. Banks
1317 N. Evergreen Street
Arlington, VA 22205-2600

Joseph H. Sandel II
1414 Half Street, SW
Washington, DC 20024-4104

R.C. Mathews
2033 Park Road, NW
Washington, DC 20010-1022

Alywin D. Currie
1403 Carrollsburg Place, SW
Washington, DC 20024-4101

Roy G. Greer
1405 Carrollsburg Place, SW
Washington, DC 20024-4101

Beatrice J. Catch
1407 Carrollsburg Place, SW
Washington, DC 20024-4101

Candice C. Bryant
429 G Street, SW
Washington, DC 20024-3140

Sandra G. Sloss
1411 Carrollsburg Place, SW
Washington, DC 20024-4101

Bernard Bell
1413 Carrollsburg Place, SW
Washington, DC 20024-4101

Alfred Simpson
1415 Carrollsburg Place, SW
Washington, DC 20024-4101

Michael Carolina
1417 Carrollsburg Place, SW
Washington, DC 20024-4101

Charles B. Thornton
PO Box 91624
Washington, DC 20090-1624

Lois I. Ricks
1508 Varnum Street, NW
Washington, DC 20011-7010

Karl M. Fraser
4 O Street, SW
Washington, DC 20024-4106

David E. Rivers
c/o SW
220 3rd Avenue, Apt. 2B
Charleston, S.C. 29403-3552

Debora D. Caruth
1408 Carrollsburg Place, SW
Washington, DC 20024-4102

Peter J. Luciano
1744 Riggs Place, NW
Washington, DC 20009-6113

Arthur T. Jones
PO Box 37520
Louisville, KY 40233-7520

Evelyn M. James-Whitaker
1414 Carrollsburg Place, SW
Washington, DC 20024-4102

William L. Gray, Jr.
1416 Carrollsburg Place, SW
Washington, DC 20024-4102

Natalie E. Jones
1106 7th Street, N.E.
Washington, DC 20002-3615

Zanetha Hargrove
1113 5th Street, NW, #3
Washington, DC 20001-3605

Karl Fraser
4 O Street, SW
Washington, DC 20024-4106

D.G. Walde
c/o Walde Management
PO Box 719
Glen Echo, MD 20812-0719

Robert Wiley
1403 S. Capitol Street, SW
Washington, DC 20003-3528

Dennis L. Arnold
1405 S. Capitol Street, SW
Washington, DC 20003-3528

Anthony K. Sloan
1407 S. Capitol Street, SW
Washington, DC 20003-3528

Maxine A. Davis
1409 S. Capitol Street, SW
Washington, DC 20003-3528

Karl M. Fraser
4 O Street, SW
Washington, DC 20024-4106

Patricia L. Smith
1413 S. Capitol Street, SW
Washington, DC 20003-3528

Rossi Howard
1415 S. Capitol Street, SW
Washington, DC 20003-3528

Margarita O. Torres
1417 S. Capitol Street, SW
Washington, DC 20003-3528

N Street LLC
c/o Floyd E. Davis Co.
1629 K Street, NW, Ste. 900
Washington, DC 20006-1638

District of Columbia
1350 Pennsylvania Ave., NW
Washington, DC 20004-3001

William Cohen
c/o Willco Construction Co., Inc.
7811 Montrose Rd., #S50
Potomac, MD 20854-3363

1316 South Capitol LLC
c/o Floyd E. Davis Co.
1629 K Street, NW, Suite 900
Washington, DC 20006-1638

ANC 6D
65 I Street, SW
Washington, DC 20024