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ID	Status	Register Category	Subject	Register Issue	Action Date
5365863	Submitted to ODAI	Public Hearing	Zoning Commission Notice of Public Hearing: Case No. 06-45B (Half Street Residential P2V, LLC)	3/20/2015 Vol 62/12	3/9/2015 11:47:18
5362662	Confirmed	Notices, Opinions	Board of zoning Adjustment - Order No. 18941 - Thomas & Patty Johnson ANC 3F	3/13/2015 Vol 62/11	3/9/2015 11:37:24
5354126	Confirmed	Notices, Opinions	Board of Zoning Adjustment - Notice of Closed Monday Meetings for March 2, 9, 16, 23 & 30, 2015	3/13/2015 Vol 62/11	3/9/2015 11:08:52
5362371	Confirmed	Public Hearing	Board of Zoning Adjustment - Public Hearing Notice - April 28, 2015	3/13/2015 Vol 62/11	3/9/2015 10:49:38
5360528	Confirmed	Notices, Opinions	Board of Zoning Adjustment - Order No. 18921 - Peter Grimm & Kelly Jones - ANC 6C	3/13/2015 Vol 62/11	3/6/2015 14:33:39
5361207	Submitted to ODAI	Notices, Opinions	Board of Zoning Adjustment - Order No. 17229-A -(originally designated as Application No. 18919) of Hillwood Estate, Museum and Gardens, Motion for Modification of Certain Conditions Established in Order No. 17229 - ANC 3F	3/13/2015 Vol 62/11	3/4/2015 11:33:06
5359364	Submitted to ODAI	Notices, Opinions	Zoning Commission Order No. 05-28M: K. Hovnatian	3/13/2015 Vol 62/11	3/3/2015 14:33:55
5359792	Submitted to ODAI	Notices, Opinions	Board of Zoning Adjustment - Order No. 18922 - Case Out of the Box - ANC 4B	3/13/2015 Vol 62/11	3/3/2015 12:09:57

11:45 AM

ZONING COMMISSION
District of Columbia
CASE NO. 06-46B
EXHIBIT NO. 3

ZONING COMMISSION
District of Columbia
CASE NO.06-46B
EXHIBIT NO.3

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

TIME AND PLACE: **Thursday, May 28, 2015, @ 6:30 p.m.**
 Jerrily R. Kress Memorial Hearing Room
 441 4th Street, N.W., Suite 220
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 06-46B (Half Street Residential PJV, LLC - Capitol Gateway Overlay District Review @ Square 701, Lots 857, 858, & 859 – Half Street, S.W.)

THIS CASE IS OF INTEREST TO ANC 6D

On February 26, 2015, the Office of Zoning received an application from Half Street Residential PJV, LLC (the "Applicant"). The Applicant is requesting review and approval of modifications to previously approved plans for a proposed mixed-use (residential, retail, and hotel) development along Half Street, S E., pursuant to the Capitol Gateway Overlay District provisions set forth in § 1604. In addition, the Applicant seeks special exception approval, pursuant to 11 DCMR §§ 1610.7, 411.11, and 3104, and from the roof structure enclosure requirements set forth in § 411.3

The property which is the subject of this application consists of approximately 63,183 square feet of land area and is located at Half Street S.E. (Square 701, Lots 857, 858, and 859). The property is bounded to the east by a public alley referred to as Cushing Place, S E., to the south by N Street, S.E., to the west by Half Street, S E , and to the north by 55 M Street, S E., an existing office building. The property is currently vacant with the exception of a portion of the underground parking garage constructed with the office building to the north extending onto the northern portion of the property. The property is currently zoned CR, a district in which multiple dwelling residential, retail and hotel uses are permitted as a matter-of-right.

The Applicant proposes to develop the property with a new 10-story mixed-use building with ground floor retail. Three levels of below-grade parking will be provided. The floor area ratio ("FAR") of the property will be approximately 7.31. The building height will measure approximately 110 feet. Vehicular access to required parking and loading will be provided from Cushing Place, S.E.

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 are 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. If you are still unsure of what it means to participate as a party and would like more information on this, please contact the Office of Zoning at dcoz@dc.gov or at (202) 727-6311

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 14 days prior to the date set for the hearing, a Form 140 – Party Status Application, a copy of which may be downloaded from the Office of Zoning's website at: <http://dcoz.dc.gov/services/app.shtm>.** This form may also be obtained from the Office of Zoning at the address stated below

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 in § 3012.5 (a) through (i). The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.

All individuals, organizations, or associations wishing to testify in this case are encouraged to inform the Office of Zoning their intent to testify prior to the hearing date This can be done by mail sent to the address stated below, e-mail (donna.hanousek@dc.gov), or by calling (202) 727-0789

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded.

- | | | |
|----|----------------------------------|-------------------------|
| 1. | Applicant and parties in support | 60 minutes collectively |
| 2. | Parties in opposition | 60 minutes collectively |
| 3. | Organizations | 5 minutes each |
| 4. | Individuals | 3 minutes each |

Pursuant to § 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

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Written statements, in lieu of oral testimony, may be submitted for inclusion in the record. Written statements may be submitted by mail to 441 4th Street, N W., Suite 200-S, Washington, DC 20001, by e-mail to zcsubmissions@dc.gov; or by fax to (202) 727-6072. Please include the case number on your submission **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

ANTHONY J. HOOD, MARCIE I. COHEN, ROBERT E. MILLER, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.