

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



Z.C. CASE NO.: 07-29

As Secretary to the Commission, I hereby certify that on DEC 19 2007 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. D.C. Register                                                                                                 | 6. Councilmember Jack Evans                                                                                       |
| 2. Maureen Dwyer, Esq.<br>Pillsbury Winthrop Shaw Pittman, LLP<br>2300 N Street, N.W.<br>Washington, D.C. 20037  | 7. Office of Planning (Harriet Tregoning)                                                                         |
| 3. Doris Brooks, Chair<br>ANC 2C<br>P.O. Box 26182<br>LeDroit Park Station<br>Washington, DC 20001               | 8. DDOT (Ken Laden)                                                                                               |
| 4. Commissioner Barbara Curtis<br>ANC/SMD 2C04<br>1301 7 <sup>th</sup> Street, N.W. #510<br>Washington, DC 20001 | 9. Zoning Administrator (Matthew LeGrant)                                                                         |
| 5. Gottlieb Simon<br>ANC<br>1350 Pennsylvania Avenue, N.W.<br>Washington, D.C. 20004                             | 10. Jill Stern, Esq.<br>General Counsel<br>941 North Capitol Street, N.E.<br>Suite 9400<br>Washington, D.C. 20002 |
|                                                                                                                  | 11. Office of the Attorney General<br>(Alan Bergstein)                                                            |
|                                                                                                                  | 12. Property Owners within 200 Feet<br>(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.

07-29

EXHIBIT NO.

16

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

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ZONING COMMISSION  
District of Columbia  
CASE NO. 07-29  
EXHIBIT NO. 16

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

**TIME AND PLACE:**                      **Thursday, February 28, 2008, 6:30 P.M.**  
                                                 **Office of Zoning Hearing Room**  
                                                 **441 4<sup>th</sup> Street, N.W., Suite 220-South**  
                                                 **Washington, D.C. 20001**

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**CASE NO. 07-29      (Bozzuto Development Group - Map Amendment at Square 514,  
                                 Lot 864)**

**THIS CASE IS OF INTEREST TO ANC 2C**

On October 19, 2007, the Office of Zoning received an application from the Bozzuto Development Group (the "Applicant"). Pursuant to 11 DCMR §§ 3010.2(b) and 3022, the Applicant requested a rezoning of a portion of Lot 864 in Square 514 from DD/R-5-B to DD/C-2-C. The Office of Planning provided its setdown report on November 30, 2007 and the case was set down for hearing on December 10, 2007. The Applicant provided its prehearing statement on December 4, 2007.

Proposed amendments to the Zoning Map of the District of Columbia are authorized pursuant to the Zoning Act of June 20, 1938, (52 Stat. 797), as amended, D.C. Official Code § 6-641 *et seq.* (2001).

Lot 864 in Square 514 ("Subject Property") consists of approximately 7,983 square feet of land area. The Subject Property has frontage on New York Avenue, N.W. and is currently vacant. The Subject Property is presently located in the DD/R-5-B Zone District and in Ward 2. To the west of the Subject Property site are low-rise buildings in the DD/R-5-B zone and to the east is the Yale Laundry development in the DD/C-2-C zone. The requested map amendment would rezone the western 42.2 foot portion of Lot 864 (approximately 4950 square feet) to DD/C-2-C.

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.

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 4<sup>th</sup> Street, N.W., Washington, D.C. 20001. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

**ANTHONY J. HOOD, GREGORY N. JEFFRIES, CURTIS L. ETHERLY, JR.,  
MICHAEL G. TURNBULL, AND PETER G. MAY \_\_\_\_\_ ZONING  
COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA,  
DIRECTOR, AND BY SHARON SCHELLIN, SECRETARY TO THE ZONING  
COMMISSION.**

#01-29

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