


GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 08-07A

As Secretary to the Commission, I hereby certify that on September 5, 2014, copies of this Z C Notice of Public Hearing were sent via electronic mail, or by first-class, postage prepaid or interoffice mail if indicated by an asterisk(*), to the following:

- | | | | |
|----|---|----|--|
| 1. | <i>D C Register</i> (09/04/14) | 7 | Office of Planning (Jennifer Steingasser)
(09/04/14) |
| 2 | Kyrus Freeman, Esq (09/04/14)
Holland & Knight | 8 | DDOT (Jamie Henson) (09/04/14) |
| 3. | ANC 8A*
2100-D MLK, Jr , Avenue, S E
Washington, D C 20020 | 9 | Melinda Bolling, Acting General Counsel
DCRA (09/04/14) |
| 4 | Commissioner Greta Fuller*
ANC/SMD 8A06
1532 Maple Place, S E
Washington, D.C. 20020 | 10 | Office of the Attorney General (Alan
Bergstein) (09/04/14) |
| 5 | Gottlieb Simon (09/04/14)
ANC | 11 | Property Owners Within 200 Feet (see
attached list provided by Applicant) * |
| | | 12 | MLK Library (30 Copies) * |
| | | 13 | Bill Updike (DDOE) (09/04/14) |
| 6. | Councilmember Marion Barry (09/04/14) | | |

ATTESTED BY: 
Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

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

TIME AND PLACE: **Thursday, December 4, 2014, @ 6:30 p.m.**
 Jerrily R. Kress Memorial Hearing Room
 441 4th Street, N.W., Suite 220-S
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 08-07A (Four Points, LLC and Curtis Properties, Inc. - 2nd-Stage PUD and PUD Modification @ 2255 Martin Luther King, Jr., Avenue, S.E.)

THIS CASE IS OF INTEREST TO ANC 8A

On June 30, 2014, the Office of Zoning received an application from Four Points, LLC and Curtis Properties, Inc (together, the "Applicant") for approval of a second-stage planned unit development ("PUD") and modifications to a previously approved first stage PUD for the above-referenced property.

The property that is the subject of this application consists of Lot 839 and part of Lot 906 in Square 5785 in southeast Washington, D.C (Ward 8), which is located at 2255 Martin Luther King, Jr., Avenue, S E. The property is zoned C-3-A through a PUD-related map amendment

The Office of Planning provided a report on July 18, 2014. At its public meeting on July 28, 2014, the Zoning Commission voted to set the application down for a public hearing. The Applicant provided its prehearing statement on August 13, 2014.

The property has a total land area of approximately 23,976 square feet (0.55 acre). The Applicant proposes to develop a six-story, residential building on the property, with approximately 71 residential units, 80% of which will be devoted to those earning up to 60% of the area medium income ("AMI"). The first-stage PUD approved by the Commission authorized the filing of a second-stage PUD project that included 65 residential units, 65,000 square feet of space, a 2.57 floor area ratio ("FAR"), a lot occupancy of 43%, and a building height of 60 feet. The first-stage approval authorized 33 vehicle parking spaces and 22 bicycle parking spaces. The proposed project, as modified will have 71 residential units and 68,263 square feet of space, a 2.85 FAR, a lot occupancy of 47%, and a height of 65 feet. The proposed modified project also includes 26 vehicle parking spaces and 37 bicycle parking spaces.

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) 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 contain the information indicated in § 3012.5 (a) through (i).

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.

Written statements, in lieu of oral testimony, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <http://app.dcoz.dc.gov/Login.aspx>, however, written statements may also 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.**

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c/o GPM Management Corp
7819 Norfolk Avenue
Bethesda, MD 20814-6016

2200 Railroad LLC
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Bethel Christian Fellowship, Inc
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Advisory Neighborhood Commission 8A
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