

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



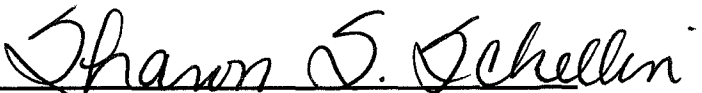
Z.C. CASE NO.: 08-34

SEP 17 2010

As Secretary to the Commission, I hereby certify that on _____ 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 Tommy Wells |
| 2. Christine Mosley Shiker, Esq.
Holland & Knight
2099 Pennsylvania Avenue, N.W., Suite 100
Washington, D.C. 20006 | 7. Office of Planning (Harriet Tregoning) |
| 3. ANC 6C
P.O.Box No. 77876
Washington, DC 20013-7787 | 8. DDOT (Karina Ricks) |
| 4. Commissioner Kevin Silver
ANC/SMD 6C01
909 New Jersey Avenue, N.W., #410
Washington, D.C. 20001 | 9. Melinda Bolling, Acting General Counsel
DCRA
1100 4th Street, S.W.
Washington, DC 20024 |
| 5. Gottlieb Simon
ANC
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004 | 10. Office of the Attorney General (Alan Bergstein) |
| | 11. Property Owners Within 200 Feet (see attached list provided by Applicant) |
| | 12. MLK Library (30 Copies) |
| | 13. Nina Albert (DDOE) |

ATTESTED BY:


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

ZONING COMMISSION
District of Columbia

CASE NO.

08-34

EXHIBIT NO.

25

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

Telephone: (202) 727-6311

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project; (3) the construction of the office buildings with ground floor retail in the North Block; (4) the construction of all below-platform parking, concourse and service levels; and (5) the proposed landscaping and streetscape design for the overall site.

The C-3-C Zone District permits mixed residential and commercial development as a matter-of-right, to a maximum lot occupancy of 100%, a maximum FAR of 6.5 and a maximum height of 90 feet. The purpose of the HR Overlay is to encourage construction of hotels and apartment houses in the designated areas. Under Chapter 24, the guideline for height in a PUD is 130 feet and the guideline for FAR in a PUD is 8.0. Under the HR Overlay, the maximum height of a building including a minimum of 2.0 FAR devoted to hotel or residential use is permitted to be the height allowed by the 1910 Height Act and maximum FAR is 8.5 FAR.

The C-4 Zone District permits mixed residential and commercial development as a matter-of-right, to a maximum lot occupancy of 100%, a maximum height of 130 feet for a building facing a street that is not less than 110 feet wide and a maximum FAR of 10.0. Under Chapter 24, the guideline for height in a PUD is 130 feet for a building facing a street that is not less than 110 feet, with FAR permitted for that PUD up to 11.0.

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 14 days prior to the

date set for the hearing, a Form 140 – Party Status Application, a copy of which is attached hereto. This form may also be obtained from the Office of Zoning at the address stated below or downloaded from the Office of Zoning’s website at: www.dcoz.dc.gov.

To the extent that the information is not contained in the Applicant's prehearing submission as required by 11 DCMR § 3013.1, the Applicant shall also provide this information not less than 14 days prior to the date set for 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 contain the information indicated in § 3012.5 (a) through (i).

Time limits.

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.

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 200-S, 441 4th Street, N.W., Washington, D.C. 20001. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

ANTHONY J. HOOD, KONRAD W. SCHLATER, GREG M. SELFRIDGE, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JAMISON L. WEINBAUM, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

Fraternal Order Pol J. F. Young Log
1 DC
711 4th St., NW
Washington, DC 20001-2607

James A. Hickey Archbishop of
Washington
595 3rd St., NW
Washington, DC 20001-2703

Massachusetts Court Apartments
LLC
300 Massachusetts Avenue, NW
Washington, DC 20001

Renaissance Centro Third Street
LLC
7311 Arrowood Road
Bethesda, MD 20817-2812

Communications Workers Union
Mgmt Svc Inc
501 3rd St., Fl 10, NW
Washington, DC 20001-2750

Massachusetts Court Apartments
Unit Owners Ass'n
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Washington, DC 20001

United States of America
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Washington, DC 20407-0001

District of Columbia
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Washington, DC 20002-7561

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& District of Columbia
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The President and Directors of
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