

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

2010 MAR -1 PM 3: 37

TIME AND PLACE:

**Thursday, April 1, 2010, 6:30 p.m. (2nd Case)
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001**

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 09-15 (G.K.D. 1412 Chapin Street, LLC – Consolidated PUD and Related Map Amendment @ Square 2661, Lot 152)

THIS CASE IS OF INTEREST TO ANC 1B

On September 25, 2009, the Office of Zoning received an application from G.K.D. 1412 Chapin Street, LLC, *et al.* (the "Applicant") for approval of a consolidated PUD and related map amendment for the above-referenced property to rezone the subject property from the R-5-B Zone District to the C-2-B Zone District. The Office of Planning provided its report on October 30, 2009, and the case was set down for hearing on November 9, 2009. The Applicant provided its prehearing statement on December 2, 2009.

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The Applicant proposes to construct a 48,258 square-foot building with five stories (57 feet in height), that will provide 44 units of workforce housing (defined here as housing affordable to families earning no more than 60% of Area Median Income. The density of the building will be a 5.36 floor area ratio ("FAR") and the lot occupancy will be up to 100% on the ground floor. The project will provide 16 vehicle parking spaces, one loading/delivery space, and 41 bicycle parking spaces in an indoor garage.

The Applicant proposes to rezone the subject property from the R-5-B Zone District to the C-2-B Zone District. The R-5-B Zone District permits all types of urban residential development of a moderate height and density, as well as those institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive Residence Districts. With some exceptions, the maximum permitted height in the R-5-B Zone District is 50 feet, the maximum permitted lot occupancy is 60%, and the maximum density is 1.8 FAR. The proposed C-2-B Zone District permits mixed residential and commercial development as a matter-of-right, to a maximum lot occupancy of 80% for residential use, a maximum density of 3.5 FAR, of which no more than 1.5 may be devoted to other than residential uses, and a maximum height of 90 feet. Under Chapter 24, the guideline for height in

ZONING COMMISSION
District of Columbia

CASE NO. 09-15
EXHIBIT NO. 38

Z.C. NOTICE OF RESCHEDULED PUBLIC HEARING
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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.

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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.

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.

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Information should be forwarded to the Secretary of the Zoning Commission, Office of Zoning, Suite 200/210-S, 441 4th Street, N.W., Washington, D.C. 20001. Please include the number of

**Z.C. NOTICE OF RESCHEDULED PUBLIC HEARING
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ANTHONY J. HOOD, WILLIAM W. KEATING, III, KONRAD W. SCHLATER, 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.

GOVERNMENT OF THE DISTRICT OF COLUMBIA

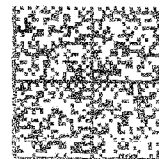
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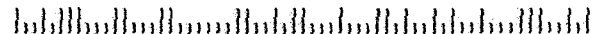
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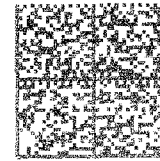
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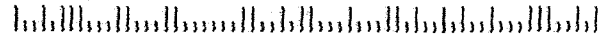
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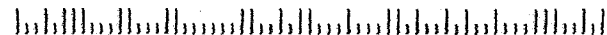


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 - (4) The economic, social, or other impacts likely to affect the person and/or the person's property if the action requested of the Commission is approved or denied; and
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**Z.C. NOTICE OF RESCHEDULED PUBLIC HEARING
Z.C. CASE NO. 09-15
PAGE 4**

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ANTHONY J. HOOD, WILLIAM W. KEATING, III, KONRAD W. SCHLATER, 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.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

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1451 BELMONT ST NW
WASHINGTON, DC 20009-4006

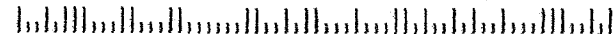


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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF RESCHEDULED PUBLIC HEARING**

RECEIVED
D.C. OFFICE OF ZONING
2010 MAR -1 PM 3: 29

TIME AND PLACE:

**Thursday, April 1, 2010, 6:30 p.m. (2nd Case)
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001**

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 09-15 (G.K.D. 1412 Chapin Street, LLC – Consolidated PUD and Related Map Amendment @ Square 2661, Lot 152)

THIS CASE IS OF INTEREST TO ANC 1B

On September 25, 2009, the Office of Zoning received an application from G.K.D. 1412 Chapin Street, LLC, *et al.* (the “Applicant”) for approval of a consolidated PUD and related map amendment for the above-referenced property to rezone the subject property from the R-5-B Zone District to the C-2-B Zone District. The Office of Planning provided its report on October 30, 2009, and the case was set down for hearing on November 9, 2009. The Applicant provided its prehearing statement on December 2, 2009.

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**Z.C. NOTICE OF RESCHEDULED PUBLIC HEARING
Z.C. CASE NO. 09-15
PAGE 4**

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ANTHONY J. HOOD, WILLIAM W. KEATING, III, KONRAD W. SCHLATER, 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.

GOVERNMENT OF THE DISTRICT OF COLUMBIA

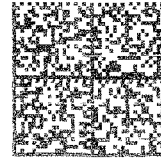
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WASHINGTON, D.C. 20001

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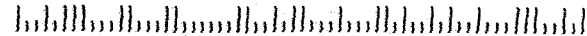
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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

NOTICE OF RESCHEDULED PUBLIC HEARING

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2010 MAR -1 PM 3:29

TIME AND PLACE:

**Thursday, April 1, 2010, 6:30 p.m. (2nd Case)
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001**

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 09-15 (G.K.D. 1412 Chapin Street, LLC – Consolidated PUD and Related Map Amendment @ Square 2661, Lot 152)

THIS CASE IS OF INTEREST TO ANC 1B

On September 25, 2009, the Office of Zoning received an application from G.K.D. 1412 Chapin Street, LLC, *et al.* (the “Applicant”) for approval of a consolidated PUD and related map amendment for the above-referenced property to rezone the subject property from the R-5-B Zone District to the C-2-B Zone District. The Office of Planning provided its report on October 30, 2009, and the case was set down for hearing on November 9, 2009. The Applicant provided its prehearing statement on December 2, 2009.

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Z.C. NOTICE OF RESCHEDULED PUBLIC HEARING
Z.C. CASE NO. 09-15
PAGE 3

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Z.C. NOTICE OF RESCHEDULED PUBLIC HEARING

Z.C. CASE NO. 09-15

PAGE 4

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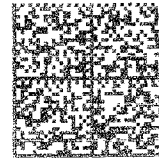
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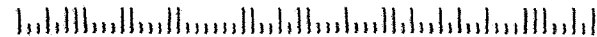
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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF RESCHEDULED PUBLIC HEARING**

TIME AND PLACE: **Thursday, April 1, 2010, 6:30 p.m. (2nd Case)**
 Office of Zoning Hearing Room
 441 4th Street, N.W., Suite 220-South
 Washington, D.C. 20001

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Z.C. NOTICE OF RESCHEDULED PUBLIC HEARING

Z.C. CASE NO. 09-15

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**Z.C. NOTICE OF RESCHEDULED PUBLIC HEARING
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

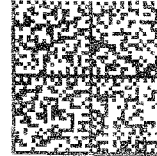
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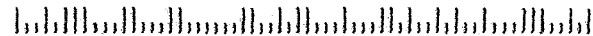
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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

NOTICE OF RESCHEDULED PUBLIC HEARING

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TIME AND PLACE:

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Office of Zoning Hearing Room
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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.

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 maximum time limits for oral testimony shall be adhered to and no time may be ceded:

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Information should be forwarded to the Secretary of the Zoning Commission, Office of Zoning, Suite 200/210-S, 441 4th Street, N.W., Washington, D.C. 20001. Please include the number of

**Z.C. NOTICE OF RESCHEDULED PUBLIC HEARING
Z.C. CASE NO. 09-15
PAGE 4**

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ANTHONY J. HOOD, WILLIAM W. KEATING, III, KONRAD W. SCHLATER, 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.

GOVERNMENT OF THE DISTRICT OF COLUMBIA

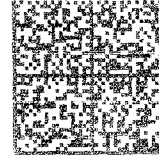
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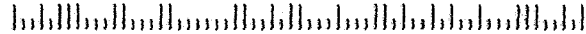
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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF RESCHEDULED PUBLIC HEARING

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D.C. OFFICE OF ZONING
2010 MAR -1 PM 3:37

TIME AND PLACE: Thursday, April 1, 2010, 6:30 p.m. (2nd Case)
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 09-15 (G.K.D. 1412 Chapin Street, LLC – Consolidated PUD and Related Map Amendment @ Square 2661, Lot 152)

THIS CASE IS OF INTEREST TO ANC 1B

On September 25, 2009, the Office of Zoning received an application from G.K.D. 1412 Chapin Street, LLC, *et al.* (the “Applicant”) for approval of a consolidated PUD and related map amendment for the above-referenced property to rezone the subject property from the R-5-B Zone District to the C-2-B Zone District. The Office of Planning provided its report on October 30, 2009, and the case was set down for hearing on November 9, 2009. The Applicant provided its prehearing statement on December 2, 2009.

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Z.C. NOTICE OF RESCHEDULED PUBLIC HEARING

Z.C. CASE NO. 09-15

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GOVERNMENT OF THE DISTRICT OF COLUMBIA

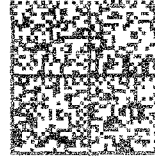
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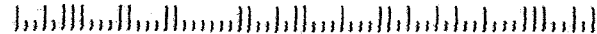
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NOTICE OF RESCHEDULED PUBLIC HEARING**

RECEIVED
D.C. OFFICE OF ZONING
2010 MAR -1 PM 3: 37

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