

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

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TIME AND PLACE: Thursday, July 10, 2014, 6:30 P.M.
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 10-26B (3321 Georgia, LLC -- PUD Modification @ Square 3040)

THIS CASE IS OF INTEREST TO ANC 1A

On January 15, 2014, the Office of Zoning received an application from 3321 Georgia LLC (the "Applicant") The Office of Zoning received revised application materials on March 27, 2014, that replaced the materials filed on January 15, 2014 The Applicant is requesting a modification to an approved planned unit development ("PUD") for property located at 3321 Georgia Avenue, N W (Square 3040, Lot 130) (the "Subject Property") The Zoning Commission originally approved a PUD and related map amendment (from the GA/C-2-A Zone District to the GA/C-2-B Zone District) for the Subject Property pursuant to Z C Order No 10-26, the validity of which was extended pursuant to Z C Order No 10-26A

The Office of Planning provided its report on April 17, 2014 At its public meeting on April 28, 2014, the Zoning Commission voted to set the application down for a public hearing The Applicant provided its prehearing statement on May 1, 2014

The Subject Property consists of approximately 22,002 square feet of land area and is located at the southeast corner of Georgia Avenue, N W and Morton Street, N W Square 3040 is located in the northwest quadrant of the City and is bounded by Morton Street to the north, Square 3043 and Warder Avenue to the east, Lamont Street to the south, and Georgia Avenue to the west The Subject Property is located in Ward 1 and within the boundaries of Advisory Neighborhood Commission ("ANC") 1A

The Applicant proposes to construct a residential building with ground floor retail uses on the Subject Property. The project, as modified, will contain approximately 125,446 square feet of gross floor area, with an overall density of 5.70 FAR and a maximum building height of 89 feet, eight inches The project also includes 22 off-street parking spaces located in a below-grade garage

The C-2-B Zone District permits mixed residential and commercial development as a matter-of-right, to a maximum lot occupancy of 80 percent for residential use, a maximum density of 3.5 FAR, of which no more than 1.5 FAR may be devoted to other than residential uses, and a maximum height of 65 feet. Under Chapter 24, the guideline for height in a PUD is 90 feet and the guideline for density in a PUD is 6.0 FAR, of which no more than 2.0 FAR may be commercial

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

ZONING COMMISSION
District of Columbia
CASE NO.10-26B
EXHIBIT NO.24

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>. Any documents filed in this case must be submitted through the Interactive Zoning Information System (IZIS) found on the Office of Zoning website.

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.

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, 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.**

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N W SUITE 200-S/210-S

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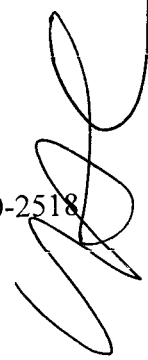


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