

OFFICE OF ZONING

2011 MAY 26 PM 2:16

goulston&storrs
counsellors at law

Allison C. Prince
aprice@goulstonstorrs.com
202-721-1106 Tel
202-263-0514 Fax

Christine A. Roddy
croddy@goulstonstorrs.com
202-721-1116 Tel
202-263-0516 Fax

May 26, 2011

VIA HAND DELIVERY

Mr. Anthony J. Hood
Chairperson
District of Columbia Zoning Commission
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: Zoning Commission Case No. 11-08: Pre-Hearing Statement for 2700 16th Street,
NW (Square 2578, Lot 26)

Dear Chairperson Hood and Members of the Commission:

Enclosed please find an original and twenty copies of the Applicant's pre-hearing statement for Case No. 11-08. Included with this statement is a check in the amount of \$8,569.96 made out to the "DC Treasurer" as the hearing fee, along with a completed original of Form 116. We ask that you schedule a public hearing for this application at the earliest possible date.

Sincerely,

Allison Prince

Allison C. Prince

Christine A. Roddy

Christine A. Roddy

ZONING COMMISSION
District of Columbia

CASE NO. 11-08

EXHIBIT NO. 13

7055194v1

Republic of Cuba
2639 16th Street NW
Washington, DC 20009-4201

Sarabs Circle
2551 17th Street NW, #103
Washington, DC 20009-2850

Mary Calomiris
1112 16th Street NW
Washington, DC 20036-4823

Republic of Mexico
1911 Pennsylvania Avenue NW
Washington, DC 20006-3445

Republic of Poland
2640 16th Street NW
Washington, DC 20009-4202

Kingdom of Spain
2801 16th Street NW
Washington, DC 20009-4241

Republic of Cuba
2630 16th Street NW
Washington, DC 20009-4202

Trustees of the Coordinate Bodies Ancient Two
Scottish Rite
2800 16th Street NW
Washington, DC 20009-4205

John C. Pyles and Mary Calomiris
c/o WN Calomiris
PO Box 57375
Washington, DC 20037-0375

Holy Spirit Association for the Unification of
World Christianity
4 W 43rd Street
New York, NY 10036-7408

Jubilee Housing LP
1640 Columbia Road NW
Washington, DC 20009-3602

Stephanie J. Peters
712 Butternut Street NW
Washington, DC 20012-2420

District of Columbia
825 N Capitol Street NE
Washington, DC 20002-4210

Thomas Cooke
2602 Mozart Place NW
Washington, DC 20009-3601

Samaritan Inns Inc.
2523 14th Street NW
Washington, DC 20009-6952

Park Plaza Apts II LLC
PO Box 30180
Bethesda, MD 20824-0180

Raymond Mize Jr. Residuary Trust Chatel
Real Estate
3210 N Street NW
Washington, DC 20007-2893

Plaza West Cooperative &
District of Columbia CIH Properties Inc
9316 Piney Branch Road, Apt. 106
Silver Spring, MD 20903-2861

Jessica L. Racine-White Demers Real Estate
1664 Columbia Road NW
Washington, DC 20009-3610

ANC 1C
PO Box 21009
Washington, DC 20009

Festival Center Inc
1640 Columbia Road NW
Washington, DC 20009-3602

ANC 1B
PO Box 73710
Washington, DC 20056

Dylan G. Westfeldt
1719 Kenyon Street NW
Washington, DC 20010-2616

Jacinto Rivera
1648 Columbia Road NW
Washington, DC 20009-3629

Art Ping
7233 Deer Lake Lane
Derwood, MD 20855-1987



BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA



FORM 116 – HEARING FEE CALCULATOR

Pursuant to §3041 of DCMR Title 11, the following hearing fees shall be paid when the Zoning Commission schedules a public hearing on a petition or application. In the case of a petition or application combining two (2) or more actions on this form, the fee charged shall be the greatest of all the fees computed separately. Please show ALL computations.

A department, office, or agency of the Government of the District of Columbia is not required to pay a hearing fee where the property is owned by the agency and the property is to be occupied for a government building or use.

PLEASE COMPLETE, SIGN, AND RETURN THIS FORM WITH PAYMENT TO THE OFFICE OF ZONING.

MAP AMENDMENT

Pursuant to §3041.1 of DCMR Title 11, if the Commission schedules a public hearing on a petition or application for an amendment to the Zoning Map, prior to advertisement of the hearing, the petitioner/applicant shall pay a hearing fee in accordance with the following schedule:

Petition or Application for Rezoning to any:	Fee	Unit	Total
R-1, R-2, or R-3 District, for each acre (43,560 ft. ²) or part of an acre	\$650.00		
R-4 or R-5-A District, for each acre (43,560 ft. ²) or part of an acre	\$1,625.00		
R-5-B District, for each acre (43,560 ft. ²) or part of an acre	\$3,250.00		
R-5-C, R-5-D, or R-5-E District, for each acre (43,560 ft. ²) or part of an acre	\$6,500.00	1	6,500.00
SP, W, or CR District, for each 20,000 ft. ² or part of that area	\$2,600.00		
C-1 or C-2 District, for each 10,000 ft. ² or part of that area	\$1,625.00		
C-3, C-4, or C-5 District, for each 10,000 ft. ² or part of that area	\$3,250.00		
C-M or M District, for each 20,000 ft. ² or part of that area	\$2,600.00		
TOTAL			6,500.00
Notes: - For any overlay district, the fee shall be computed in accordance with the requirement for the underlying zone - The maximum hearing fee for rezoning to any Residence District (R-1, R-2, R-3, R-4, or R-5) is \$50,000 - For an application that proposes rezoning to more than one (1) zone district or is in the alternative, the fee shall be the total of the amounts for the area devoted to each proposed district or alternative computed separately			

TEXT AMENDMENT

Pursuant to §3041.3 of DCMR Title 11, if the Commission schedules a public hearing on a petition for an amendment to the text of the Zoning Regulations, prior to the advertisement of the hearing, the petitioner shall pay a hearing fee in accordance with the following schedule:

Petition	Fee	Unit	Total
Each section proposed to be added, deleted, or amended	\$325.00		
TOTAL			
Note: The maximum hearing fee for a text amendment to the Zoning Regulations is \$1,300			

PLANNED UNIT DEVELOPMENT (PUD), AIR SPACE DEVELOPMENT, OR ANY OTHER REVIEW OF A SPECIFIC SITE PLAN OR BUILDING PLAN

Pursuant to §3041.4 of DCMR Title 11, if the Commission schedules a public hearing on an application for approval of a planned unit development, air space development, or any other action where review of a specific site plan or building plan is required, prior to the advertisement of the hearing, the applicant shall pay a hearing fee in accordance with the following schedule:

Application	Fee	Unit	Total
For each 100 ft. ² of gross floor area (GFA), or part thereof, included in the application devoted to dwelling units, and the immediate area needed to serve that dwelling unit	\$7.00	1224.28	8569.96
For each 100 ft. ² of GFA, or part thereof, included in the application devoted to any use other than a dwelling unit and the immediate area needed to serve that dwelling unit	\$13.00		
TOTAL			8,569.96

PLEASE CONTINUE TO SIDE TWO OF THIS FORM

Exhibit No. _____

Case No. 11-08

FORM 116 – HEARING FEE CALCULATOR – Side 2

MODIFICATION TO AN APPROVED PUD, AIR SPACE DEVELOPMENT, OR ANY OTHER REVIEW OF A SPECIFIC SITE PLAN OR BUILDING PLAN

Pursuant to §3041.6 of DCMR Title 11, if the Commission schedules a public hearing on an application for a modification to an approved planned unit development, air space development, or any other review of a specific site or building plan, prior to the advertisement of the hearing, the applicant shall pay a hearing fee in accordance with the following schedule:

Request for Modification	Fee	Total
Modification to a previously approved case	26% of original hearing fee or \$1,300, whichever is greater	
TOTAL		

FEE OF PETITION/APPLICATION

Pursuant to §3041.4 of DCMR Title 11, in the case of a petition or application combining two (2) or more actions on this form, the fee charged shall be the greatest of all the fees computed separately. Below, please list the total fee for each action requested and enter the fee of the greatest fee calculated.

Type of Petition/Application	Total
Map Amendment	6,500.00
Text Amendment	
PUD, air space development, or any other review of a specific site plan or building plan	8,569.96
Modification to an approved PUD, air space development, or any other review of a specific site or building plan	
GREATEST OF CALCULATED FEES	8,569.96

CERTIFICATION

I/We certify that the information on this form is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22 2405)

Name: **Christine Roddy**

Signature: 

Date: **5/23/11**

OFFICIAL USE ONLY: Office of Zoning Determination

Based upon review of the petitioner's/applicant's supplemental filing and the information contained on this form:

- ☐ the calculated fee is accepted as submitted
- ☐ the calculated fee requires adjustment (requires new Form 116 – Hearing Fee Calculator Form)

Signature: _____

Date: _____



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning
441 4th Street, N.W. Ste. 200 S, Washington, D.C. 20001
(202) 727 6311 * (202) 727 6072 fax * www.dcoz.dc.gov * dcoz@dc.gov



BEFORE THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA



SAMPLE CALCULATIONS FOR THE HEARING FEE CALCULATOR

MAP AMENDMENT

SAMPLE: A petition for a map amendment to rezone a property at 1624 Q Street, N.W, from the DC/R-5-B to the DC/C-2-B Zone District.

Petition or Application for rezoning to any:	Fee	Unit	Total
R-1, R-2, or R-3 District, for each acre (43,560 ft. ²) or part of an acre	\$650.00		
R-4 or R-5-A District, for each acre (43,560 ft. ²) or part of an acre	\$1,625.00		
R-5-B District, for each acre (43,560 ft. ²) or part of an acre	\$3,250.00		
R-5-C, R-5-D, or R-5-E District, for each acre (43,560 ft. ²) or part of an acre	\$6,500.00		
SP, W, or CR District, for each 20,000 ft. ² or part of that area	\$2,600.00		
C-1 or C-2 District, for each 10,000 ft. ² or part of that area	\$1,625.00	1	\$1,625.00
C-3, C-4, or C-5 District, for each 10,000 ft. ² or part of that area	\$3,250.00		
C-M or M District, for each 20,000 ft. ² or part of that area	\$2,600.00		
TOTAL			\$1,625.00

TEXT AMENDMENT

SAMPLE: A request for a text amendment to §§ 701.4(q), 701.5, and 701.7 of the Zoning Regulations.

Petition	Fee	Unit	Total
Each section proposed to be added, deleted, or amended - with a maximum hearing fee of \$1,300	\$325.00	3	\$975.00
TOTAL			\$975.00

PLANNED UNIT DEVELOPMENT (PUD) AND RELATED MAP AMENDMENT

SAMPLE: An application for a consolidated review and approval of a Planned Unit Development ("PUD") and a related zoning map amendment to rezone a 45,031 ft.² property from the R-2 and C-1 Districts to the C-2-A District. The PUD contains approximately 92,700 ft.² of gross floor area. The project includes approximately 84,600 ft.² of gross floor area devoted to residential uses, and 8,100 ft.² of gross floor area devoted to a mix of commercial uses.

Petition or Application for Rezoning to any:	Fee	Unit	Total
R-1, R-2, or R-3 District, for each acre (43,560 ft. ²) or part of an acre	\$650.00		
R-4 or R-5-A District, for each acre (43,560 ft. ²) or part of an acre	\$1,625.00		
R-5-B District, for each acre (43,560 ft. ²) or part of an acre	\$3,250.00		
R-5-C, R-5-D, or R-5-E District, for each acre (43,560 ft. ²) or part of an acre	\$6,500.00		
SP, W, or CR District, for each 20,000 ft. ² or part of that area	\$2,600.00		
C-1 or C-2 District, for each 10,000 ft. ² or part of that area	\$1,625.00	5	\$8,125.00
C-3, C-4, or C-5 District, for each 10,000 ft. ² or part of that area	\$3,250.00		
C-M or M District, for each 20,000 ft. ² or part of that area	\$2,600.00		
TOTAL			\$8,125.00*

Application	Fee	Unit	Total
For each 100 ft. ² of gross floor area (GFA), or part thereof, included in the application devoted to dwelling units, and the immediate area needed to serve that dwelling unit	\$7.00	846	\$5,922.00
For each 100 ft. ² of GFA, or part thereof, included in the application devoted to any use other than a dwelling unit and the immediate area needed to serve that dwelling unit	\$13.00	81	\$1,053.00
TOTAL			\$6,975.00*

* Please note the fee to be paid on this PUD is the greater of the two calculated amounts - \$8,125.00.