

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 13-18

As Secretary to the Commission, I hereby certify that on April 15, 2014, copies of the 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> (04/14/14) | 8 | DDOT (Jamie Henson) (04/14/14) |
| 2 | Mendith H Holdenauer, Esq (04/14/14) | 9 | Melinda Bolling, Acting General Counsel
DCRA (04/14/14) |
| 3 | ANC 8E *
1310 Southern Avenue
Room 043
Washington, D C 20032 | 10 | Office of the Attorney General (Alan
Bergstein) (04/14/14) |
| 4 | Commissioner Karlene Armstead *
ANC/SMD 8E06
559 Foxhall Place S.E S E
Washington, DC 20032 | 11 | Property Owners Within 200 Feet (see
attached list provided by Applicant) * |
| 5 | Gottlieb Simon (04/14/14)
ANC | 12 | MLK Library (30 Copies) * |
| 6 | Councilmember Marion Barry (04/14/14) | 13 | Bill Updike (DDOE) (04/14/14) |
| 7 | Office of Planning (Jennifer Steingasser) (04/14/14) | | |

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, May 29, 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. 13-18 (WBG Wheeler Road, LLC – Consolidated Planned Unit Development and Related Zoning Map Amendment @ 4129-4131 Wheeler Road, S.E. (Square 5925, Lots 820 & 821)

THIS CASE IS OF INTEREST TO ANC 8E

On December 30, 2013 the Office of Zoning received an application from WBG Wheeler Road, LLC (the “Applicant”). The Applicant is requesting approval of a planned unit development (“PUD”) and PUD-related Zoning Map amendment to rezone 4129-4131 Wheeler Road, S.E (Square 5925, Lots 820 & 821) (“Subject Property”) from the C-1 Zone District to the C-2-B Zone District. The Office of Planning provided its report on February 26, 2014, and the case was set down for hearing on March 10, 2014. The Applicant provided its prehearing statement on March 26, 2014.

The property that is the subject of this application consists of approximately 32,104 square feet of land area and is located at 4129 - 4131 Wheeler Road, S E (Square 5925, Lot 820-821)

The Applicant proposes to develop a 100% affordable, mixed-use project consisting of a six story residential building with ground floor commercial retail. If approved, the project will contain approximately 109,386 square feet of gross floor area, with an overall FAR of 3.4 and a maximum building height of approximately 68 feet. The project will include approximately 88,010 square feet of gross floor area devoted to residential uses, and 14,141 square feet of gross floor area devoted to a mix of commercial uses. A total of 85 residential units are included in the development, all of which will be affordable units. The project also includes 25 surface 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.

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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), pursuant to 11 DCMR 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited in § 3012.5 (a) through (i). The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.

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, NW, 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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