

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

2014 MAY -2 PM 1:58

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

**Z.C. PUBLIC HEARING NOTICE
Z.C. CASE NO. 13-18
PAGE 2**

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, N.W., 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.**

441 4th STREET, N W SUITE 200-S/210-S
WASHINGTON, D C 20001

UNITED STATES POSTAGE

 PITNEY BOWES
 02 1M
 0004290253
 \$ 00.48⁰
 APR 17 2014
 MAILED FROM ZIP CODE 20001

NIXIE 2071 FEB 01 0091 0004 29/14
RETURN TO SENDER
ATTEMPTED NOT KNOWN
UNABLE TO FORWARD
BC: 2000127124631 D2931-04660-17-13+34

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N W SUITE 200-S/210-S
WASHINGTON, D C 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE



ERIC D ARTERSON
5902 31ST AVE APT 506
HYATTSVILLE, MD 20782-2908

NIXIE 20782-2908 0004290253
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC 20001271442 2931-04636-17-34
20001271442