

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

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2014 SEP 19 PM 12:46

TIME AND PLACE:

**Monday, November 17, 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. 14-09 (QC 369, LLC – Consolidated PUD and Related Map Amendment @ 9th and L Street, N.W., Square 369, Lots 40, 62, 65, 66, 67, 801, 802, 803, 804, 805, 838, 839, 842, 848, 859, and 878)

THIS CASE IS OF INTEREST TO ANC 2F

On June 17, 2014, the Office of Zoning received an application from QC 369 LLC ("Applicant"), the contract purchaser of Lots 40, 62, 65, 66, 67, 801, 802, 803, 804, 805, 838, 839, 842, 848, 859, and 878 in Square 369 (the "Property"), requesting approval of a planned unit development ("PUD") and related map amendment to rezone a majority of the Property from the DD/C-2-A and DD/C-2-C Zone Districts to the DD/C-3-C Zone District. A portion of the Property fronting on 9th Street will remain in the DD/C-2-A Zone District. The Office of Planning provided its report on July 18, 2014, and the case was set down for a public hearing on July 28, 2014. The Applicant provided its prehearing statement on August 7, 2014.

The Property consists of approximately 70,787 square feet of land area. The Property is currently improved with a surface parking lot and nine vacant historic buildings, seven of which will be incorporated into the new redevelopment project. The Applicant proposes to construct a mixed-use building on the Property comprised of residential uses and two hotels, a Courtyard by Marriott and a Residence Inn by Marriott. The new building will be constructed to an overall maximum height of 110 feet and will contain approximately 568,921 square feet of gross floor area. Proposed uses will include approximately 222,027 square feet of gross floor area devoted to residential uses and approximately 346,894 square feet of gross floor area devoted to the hotel uses. The overall floor area ratio for the site will be 8.04.

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

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 hearing, a Form 140 – Party Status Application**. This form may be obtained from the Office of Zoning at the address stated below or downloaded from the Office of Zoning's website at www.dcoz.dc.gov. **Any documents filed in this case must be submitted through the Interactive Zoning Information System (IZIS) found on the Office of Zoning website.**

To the extent that the information is not contained in the Applicant's prehearing submission as required by 11 DCMR § 3013.1, the Applicant shall also provide this information not less than 14 days prior to the date set for the hearing

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).

Time limits.

For each segment of the hearing conducted on the dates listed above, 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 section 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
WASHINGTON, DC 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

MATTHEW M ZABLUD
1001 L ST NW APT 309
WASHINGTON, DC 20001-6303



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UNABLE TO FORWARD/FOR REVIEW
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20001@4350

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ROBERT C JORDAN
2220 WOODFORD RD
VIENNA, VA 22182-5083

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441 4th STREET, N W SUITE 200-S/210-S
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OFFICIAL BUSINESS
PENALTY FOR MISUSE

SHOLEH FARJAD
1001 L ST NW APT 806
WASHINGTON, DC 20001-6310



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441 4th STREET, N W SUITE 200-S/210-S
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OFFICIAL BUSINESS
PENALTY FOR MISUSE

LEONID FUSTIUNIKOV
6225 COLDWATER CANYON AVE
N HOLLYWOOD, CA 91606-3020



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

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CHARLES N PURNELL II
1001 L ST NW
WASHINGTON, DC 20001-4350



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

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OFFICIAL BUSINESS
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VINCENZO GABRIELE
1001 L ST NW APT 809
WASHINGTON, DC 20001-6310



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

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BARRY E SIMMONS
1001 L ST NW APT 810
WASHINGTON, DC 20001-6310



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

JOSEPHINE R LOW
1001 L ST NW APT 807
WASHINGTON, DC 20001-6310



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441 4th STREET, N W SUITE 200-S/210-S
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OFFICIAL BUSINESS
PENALTY FOR MISUSE

MEHDI BOUASSIDA
1001 L ST NW APT 901
WASHINGTON, DC 20001-6311



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OFFICIAL BUSINESS
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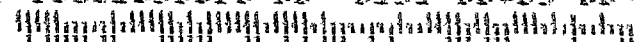
MATTHEW E RODGERS
1001 L ST NW APT 101
WASHINGTON, DC 20001-6300

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

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CHRISTOPHER PASHEVICH
1001 L ST NW APT 607
WASHINGTON, DC 20001-6307



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441 4th STREET, N.W. SUITE 200-S/210-S
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HASSAN BAROUDY
1001 L ST NW # 405
WASHINGTON, DC 20001-4350



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441 4th STREET, N W SUITE 200-S/210-S
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OFFICIAL BUSINESS
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RICARDO R CASTANO
1001 L ST NW APT 908
WASHINGTON, DC 20001-6312



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441 4th STREET, N W SUITE 200-S/210-S
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MUHAMMAD F JWEINAT
1117 10TH ST NW APT 905
WASHINGTON, DC 20001-6409

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JENNIFER J MURAUSKI
1117 10TH ST NW APT 902
WASHINGTON, DC 20001-6409

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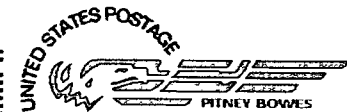
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441 4th STREET, N W SUITE 200-S/210-S
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OFFICIAL BUSINESS
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MING-MING M SHIEH
1117 10TH ST NW APT 1009
WASHINGTON, DC 20001-6410



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441 4th STREET, N W SUITE 200-S/210-S
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ANDREW JOHNSON
1117 10TH ST NW APT 608
WASHINGTON, DC 20001-6405



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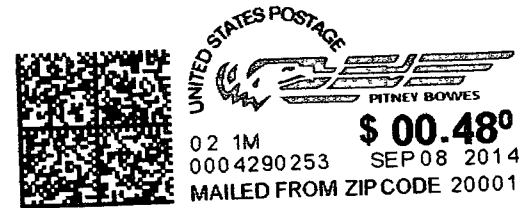
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PENALTY FOR MISUSE

RICHA PRASAD
1117 10TH ST NW APT 609
WASHINGTON, DC 20001/6405



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MARC F GUARIN
1117 10TH ST NW APT 704
WASHINGTON, DC 20001-6406



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DANIEL M HALPER
1117 10TH ST NW APT 705
WASHINGTON, DC 20001-6406



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JACKIE ROCHA
1117 10TH ST NW APT 904
WASHINGTON DC 20001-6409



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JEFFREY H NEAL
1117 10TH ST NW APT 205
WASHINGTON, DC 20001-6400



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OFFICE OF ZONING

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

WILLIAM C ERICKSON
1117 10TH ST NW APT 204
WASHINGTON, DC 20001-6400



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441 4th STREET, N W SUITE 200-S/210-S
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JILL M LARSON
1117 10TH ST NW APT 607
WASHINGTON, DC 20001-6405



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441 4th STREET, N W SUITE 200-S/210-S
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KULWANT SINGH
1117 10TH ST NW APT 303
WASHINGTON, DC 20001-6401



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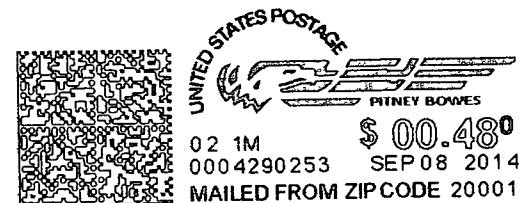
GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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

WASHINGTON, D C 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE



CYNTHIA F HARDY
1117 10TH ST NW APT 1108
WASHINGTON, DC 20001-6411

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

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JEFFREY LOTTERER
1117 10TH ST NW # 3
WASHINGTON, DC 20001-4311

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GARY J MILANTE
1111 11TH ST NW APT 609
WASHINGTON, DC 20001-4352

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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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BANGLIANG JIANG
1111 11TH ST NW APT 610
WASHINGTON, DC 20001-4352

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WASHINGTON, D C 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

CONSTANCE CAMPANELLA C/O UNIT
907
1111 11TH ST NW
WASHINGTON, DC 20001-4348



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

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SANDHYA BADRINATH
1111 11TH ST NW APT 301
WASHINGTON, DC 20001

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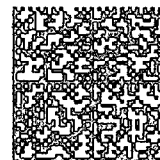
GOVERNMENT OF THE DISTRICT OF COLUMBIA

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

PHIL C CAMPBELL JR
1111 11TH ST NW APT 504
WASHINGTON, DC 20001-4352



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

OFFICIAL BUSINESS
PENALTY FOR MISUSE

TARYN D FIELDER
1111 11TH ST NW APT 110
WASHINGTON, DC 20001-4351



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AMIR GANDJBAKHCHÉ
1111 11TH ST NW APT 608
WASHINGTON, DC 20001-4352

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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

BENJAMIN J ROSENTHAL
1001 L ST NW APT 702
WASHINGTON, DC 20001-6309



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GOVERNMENT OF THE DISTRICT OF COLUMBIA

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

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OFFICIAL BUSINESS
PENALTY FOR MISUSE

ANDREAU T BLANCHARD
1001 L ST NW APT 611
WASHINGTON, DC 20001-6308



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

OFFICIAL BUSINESS
PENALTY FOR MISUSE

CHRISTOPHER R LANE
1001 L ST NW # 406
WASHINGTON, DC 20001-4350



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C004

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441 4th STREET, N W SUITE 200-S/210-S
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OFFICIAL BUSINESS
PENALTY FOR MISUSE

ANDREW C LANGSAM
1001 L ST NW APT 705
WASHINGTON, DC 20001-6309



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

OFFICIAL BUSINESS
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JOO Y SONG
1001 L ST NW APT 709
WASHINGTON, DC 20001-6309



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UNABLE TO FORWARD/FOR REVIEW
C004

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2000106309

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

OFFICIAL BUSINESS
PENALTY FOR MISUSE

LORETTA M FLEMING
1001 L ST NW APT 708
WASHINGTON, DC 20001-6309



207 FE 1009N C0009/16/14
UNABLE TO FORWARD/FOR REVIEW
C004

200016309
2000106309

BC* 20001630983 DU *0131-00180-08-45
|||||

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



SHAHZRAD BEHRAVAN
1001 L ST NW APT 306
WASHINGTON, DC 20001-6303

* 207 DE 1009N C8609/16/14
UNABLE TO FORWARD/FOR REVIEW
C004

200016303
20001@6303

BC: 20001630381 DU *0131-08740-08-44
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

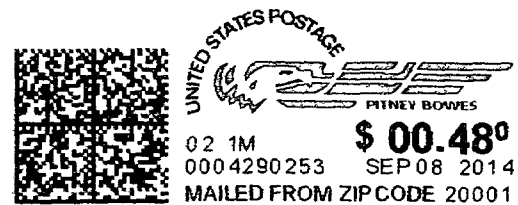
OFFICE OF ZONING

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

WASHINGTON, D C 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

ERIC D MILLER
1001 L ST NW APT 804
WASHINGTON, DC 20001-6310



207 FE 1009N C0009/16/14
UNABLE TO FORWARD/FOR REVIEW
C004

200016310
2000106310

BC: 20001631004 DU *0131-08470-08-44
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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

BALJIT WADHWA
1001 L ST NW APT 902
WASHINGTON, DC 20001-6311



02 1M
0004290253
MAILED FROM ZIP CODE 20001

\$ 00.48⁰

SEP 08 2014

207 FE 1009N C0009/16/14
UNABLE TO FORWARD/FOR REVIEW
C004

200016311 C.D. BC 20001631127 DU *0131-08242-08-44
20001@6311

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

OFFICIAL BUSINESS
PENALTY FOR MISUSE

PONDER C MARISE
1001 L ST NW # 205
WASHINGTON, DC 20001-4350



MAR 10 01 ... 2007 DE 10 09 N C8609/16/14
UNABLE TO FORWARD FOR REVIEW
C004

2100:1630: C004 B/C: 20001630151101110131100193108-45
2000106301

OFFICIAL BUSINESS
PENALTY FOR MISUSE

UNITED STATES POSTAGE

 PITNEY BOWES
 02 1M \$ 00.48⁰
 0004290253 SEP 08 2014
 MAILED FROM ZIP CODE 20001

207 FE 1009N C0009/16/14
UNABLE TO FORWARD/FOR REVIEW
C004

200148307
2000106307

BC: 20001630754 DU *0131-00225-08-45

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

OFFICIAL BUSINESS
PENALTY FOR MISUSE



MIGUEL CUNHA
1132 CLINTON ST APT 614
HOBOKEN, NJ 07030-3228

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

070303228-111
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NO. 1000102714-1 1000102714-1
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

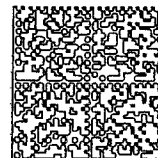
OFFICE OF ZONING

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

WASHINGTON, D C 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

VASHTI HENRIQUES
1001 L ST NW APT 703
WASHINGTON, DC 20001-6309



UNITED STATES POSTAGE
PITNEY BOWES
02 1M \$ 00.48⁰
0004290253 SEP 08 2014
MAILED FROM ZIP CODE 20001

207 FE 1009N C0009/16/14
UNABLE TO FORWARD/FOR REVIEW
C004

200016309
20001@4350

BC: 20001435099 DU *0131-08355-08-44
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