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ID	Status	Register Category	Subject	Register Issue	Action Date
5056724	Submitted to ODAI	Public Hearing	Zoning Commission Notice of Public Hearing: Case No. 14-15 (1244 South Capitol Residential, LLC)	8/22/2014 Vol 61/35	8/12/2014 14:16:33
5052456	Confirmed	Notices, Opinions	Zoning Commission Notice of Special Public Meeting: September 4, 2014	8/15/2014 Vol 61/34	8/12/2014 13:06:02
5053426	Confirmed	Notices, Opinions	Zoning Commission Notice of Final Rulemaking & Order No. 14-03: Text Amendment to § 2802.1	8/15/2014 Vol 61/34	8/12/2014 13:04:04
5052359	Confirmed	Notices, Opinions	Zoning Commission Notice of Rescheduled Public Meeting: September 15, 2014	8/15/2014 Vol 61/34	8/12/2014 12:54:28
5052329	Submitted to ODAI	Final Rulemaking	Zoning Commission Notice of Final Rulemaking & Order No. 14-03: Text Amendment to § 2802.1	8/15/2014 Vol 61/34	8/12/2014 10:15:48
5052553	Confirmed	Public Hearing	Zoning Commission Notice of Public Hearing: Case No. 14-10 (Text Amendments to 11 DCMR (Zoning), Chapters 7 & 8)	8/15/2014 Vol 61/34	8/12/2014 10:01:14
5052747	Confirmed	Public Hearing	Zoning Commission Notice of Public Hearing: Case No. 05-361 (Tall DC II, LP)	8/15/2014 Vol 61/34	8/12/2014 09:53:35
5049897	Confirmed	Notices, Opinions	Zoning Commission Notice of Filing: Case No. 14-14	8/15/2014 Vol 61/34	8/11/2014 14:35:31
5038676	Confirmed	Notices, Opinions	Board of Zoning Adjustment - Order No. 18807 - Heritage Foundation - ANC 6C	8/15/2014 Vol 61/34	8/11/2014 11:37:37
5011597	Confirmed	Public Hearing	Board of Zoning Adjustment - Public	8/15/2014	8/11/2014 10:00:13

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ZONING COMMISSION
District of Columbia
CASE NO. 14-15
EXHIBIT NO. 11

ZONING COMMISSION
District of Columbia
CASE NO.14-15
EXHIBIT NO.11

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

TIME AND PLACE: Thursday, November 13, 2014, @ 6:30 P.M.
Jerrily R. Kress Memorial Hearing Room
441 4th Street, NW, Suite 220
Washington, DC 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 14-15 (1244 South Capitol Residential, LLC - Capitol Gateway Overlay District Review @ Square 700, Lots 37, 38, 39, 45, 46, and 803 and alley being closed)

THIS CASE IS OF INTEREST TO ANC 6D

On August 6, 2014, the Office of Zoning received an application from 1244 South Capitol Residential, LLC (the "Applicant") requesting review and approval of a new apartment building with ground floor and second floor retail uses pursuant to the requirements of the Capitol Gateway (CG) Overlay District set forth in 11 DCMR § 1610 of the Zoning Regulations. In addition, pursuant to 11 DCMR § 1610.7, the Applicant is seeking variance relief from the court requirements of the CR District established in 11 DCMR § 638.2 and special exception approval for a penthouse not meeting the roof structure setback requirements of 11 DCMR § 630.4(b).

The site includes approximately 29,626 square feet of land area. Square 700 is bounded by M Street on the north, Van Street on the east, N Street on the south, and South Capitol Street on the west in southeast Washington, D.C. The site is located within the CR District and within the CG Overlay.

The Applicant proposes to develop the site with a new 13-story apartment building with ground and second floor retail. Three levels of below-grade parking will be provided with access from Van Street, S.E. Overall building height will not exceed 130 feet, and total gross floor area will total approximately 271,160 square feet. Approximately 290 dwelling units are proposed for the building.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations 11 DCMR § 3022.

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.

**Z.C. NOTICE OF PUBLIC HEARING
Z.C. CASE NO. 14-15
PAGE NO. 2**

Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusions in the record.

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.

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 should be forwarded to the Director, Office of Zoning, Suite 200-S, 441 4th Street, NW, Washington, DC 20001. Please include the number of this particular case and your daytime telephone number. **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.

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
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**Z.C. NOTICE OF PUBLIC HEARING
Z.C. CASE NO. 14-15
PAGE NO. 2**

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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.

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