

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Office of Zoning**



**Z.C. CASE NO.: 14-15**

As Secretary to the Commission, I hereby certify that on August 13, 2014, copies of this Z.C. Notice of Public Hearing were mailed first class, postage prepaid or sent by inter-office government mail to the following

- |    |                                                                                                                                       |    |                                                                                                              |
|----|---------------------------------------------------------------------------------------------------------------------------------------|----|--------------------------------------------------------------------------------------------------------------|
| 1  | <i>D C Register</i> (via e-mail) (08/12/14)                                                                                           | 6  | Councilmember Tommy Wells                                                                                    |
| 2. | Norman Glasgow, Esq<br>Dennis Hughes, Esq<br>Holland & Knight<br>800 17 <sup>th</sup> Street, N W Suite 1100<br>Washington, D C 20006 | 7  | Office of Planning (Jennifer Steingasser)                                                                    |
| 3  | ANC 6D<br>1101 4 <sup>th</sup> Street, S W , Suite W 130<br>Washington, D C 20024                                                     | 8  | DDOT (Jamie Henson)                                                                                          |
| 4  | Commissioner Stacy Cloyd (08/12/14)<br>ANC/SMD 6D02<br><u>6D02@anc dc gov</u>                                                         | 9  | Melinda Bolling, Acting General Counsel<br>DCRA<br>1100 4 <sup>th</sup> Street, S W<br>Washington, D C 20024 |
| 5  | Gottlieb Simon<br>ANC<br>1350 Pennsylvania Avenue, N W<br>Washington, D C 20004                                                       | 10 | Office of the Attorney General (Alan Bergstein)                                                              |
|    |                                                                                                                                       | 11 | MLK Library (30 copies)                                                                                      |
|    |                                                                                                                                       | 12 | Owners w/in 200 Feet (see attached list provided by Applicant)                                               |

**ATTESTED BY:** *S. S. Schellin*  
**Sharon S. Schellin**  
**Secretary to the Zoning Commission**  
**Office of Zoning**

**ZONING COMMISSION**  
**District of Columbia**  
CASE NO. 14-15  
EXHIBIT NO. 12

**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 4<sup>th</sup> 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.

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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 4<sup>th</sup> 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.**

1244 South Capitol Residential, LLC  
4445 Willard Avenue  
Suite 400  
Chevy Chase, MD 20815-4641

Edward Y Chin  
6115 Central Avenue  
Capitol Heights, MD 20743-6160

West Half 1 LLC  
c/o John Akridge Companies  
601 13<sup>th</sup> Street, NW Suite 300N  
Washington, DC 20005-3870

Public Storage Institute Fund  
P O Box 25025  
Glendale, CA 91221-5025

R S Liquors, Inc  
c/o Lam Shing Wai  
1301 S Capitol Street, SW  
Washington, DC 20003-3526

West Half 3 LLC  
c/o John Akridge Companies  
601 13<sup>th</sup> Street, NW Suite 300N  
Washington, DC 2005-3870

MR Ballpark 4 LLC  
c/o Monument Realty LLC  
1700 K Street, NW  
Washington, DC 20006-3817

Jemal's Ballpark, LLC  
c/o Douglas Development Inc  
701 H Street, NW, Suite 400  
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