



BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA



FORM 110 – AFFIDAVIT OF POSTING

Before completing this form, please review the instructions on the reverse side.

Print or type all information unless otherwise indicated.

(Name of person posting the property)
Holland+Knight, LLP Freda Hobar, being first duly sworn, do hereby depose and say that:

On 9-30-14 (date) at 9:45 (time) I caused (number of notices) 3

Zoning Sign(s) furnished by the Secretary to the Zoning Commission to be posted on private property known as:

South Capital St. SE, Van St. SE, N St. SE (address of premises)

In plain view of the public on the following street frontages:

I caused to be taken, 3 (no. of photos) photograph(s), attached hereto, of the Zoning Sign(s) in place which fairly depict each

Zoning Sign as seen by the public. The photographs are numbered and correspond to the following street frontages:

Photograph No.	Street Frontage
1	South Capital St SE
2	Van-Street SE.
3	N Street S.E.

RECEIVED
D.C. OFFICE OF ZONING
2014 OCT 11 AM 11:41

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.

(D.C. Official Code § 22 2405)

Date:

9-30-14

Signature:

Freda Hobar

Subscribed and sworn to before me this

30th (date)

day of

September (month)

(year)

(Signature)

Genie A. Spach

Notary Public, D.C.

ZONING COMMISSION
District of Columbia

My commission expires on:

May 31, 2018

(date)

CASE NO.

14-15

EXHIBIT NO.

13



ZONING COMMISSION

District of Columbia

CASE NO. 14-15

EXHIBIT NO. 13

16
ZC-14-15 Posted 9/30/14 South Capital ST. 10:30AM



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
PUBLIC HEARING NOTICE
OF A
ZONING PROPOSAL

CASE NO.

14-15
1244 South Capital Perennial LLC

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON 11/13/14 AT 6:30pm TO CONSIDER A PROPOSAL FOR

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING
TIME AND PLACE:
Thursday, November 13, 2014, 6:30 P.M.
Suite 220-S, One Judiciary Square
441 4th Street, N.W., Suite 220
Washington, DC 20001
FOR THE PURPOSES OF CONSIDERING THE FOLLOWING:
CASE NO. 14-15 (1244 South Capital Perennial LLC - Capital Gateway (existing) District)
Rezone to Special Use District 14, ZC-14, and also zoning change

SUBJECT: BLUE JAYS ST. AND 4TH ST.
On August 6, 2014, the Office of Zoning received an application from 1244 South Capital Perennial LLC (the "Applicant") requesting review and approval of a new apartment building with ground floor and second floor retail space, to be constructed on the site of the existing 1244 South Capital Perennial LLC (the "Existing Building") at 1244 South Capital Street, N.W. The Applicant is requesting a rezoning of the site from the existing ZC-14 to ZC-14, and also a zoning change from the existing ZC-14 to ZC-14, and also a zoning change from the existing ZC-14 to ZC-14.
The site is located at the intersection of 1244 South Capital Street and 4th Street, N.W. The site is currently zoned ZC-14, and the proposed rezoning is to ZC-14.
The Applicant proposes to develop the site with a new 12-story apartment building with ground floor and second floor retail space. The building will be constructed on the site of the existing 1244 South Capital Perennial LLC (the "Existing Building") at 1244 South Capital Street, N.W. The Applicant is requesting a rezoning of the site from the existing ZC-14 to ZC-14, and also a zoning change from the existing ZC-14 to ZC-14.
The public hearing will be conducted in accordance with the provisions of the Zoning Regulations of the District of Columbia.

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT
441 4TH STREET, N.W., SUITE 220-S
WASHINGTON, DC 20001
(202) 724-1111 • (202) 724-1112 • Fax
(202) 724-1113 • Email: zoning@dc.gov

THIS SIGN SHALL NOT BE REMOVED, DETACHED, OR DESTROYED UNDER PENALTY OF THE LAW.

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ZC-14-15

Posted 9/30/14 -10AM Van Street SE

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA PUBLIC HEARING NOTICE OF A ZONING PROPOSAL

CASE NO.

14-15

OF

South Capital Residential LLC

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON 10/13/14 AT 6:30 PM TO CONSIDER A PROPOSAL FOR

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**
TIME AND PLACE: Thursday, November 13, 2014, @ 6:30 P.M.
Jeffery M. Kraw Memorial Hearing Room
441 4th Street, N.W., Suite 220
Washington, DC 20001
FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:
CASE NO. 14-15 (1244 South Capital Residential, LLC - Capital Gateway Overlay District
Rezone @ Square 700, Lots 27, 28, 29, 40, 46, and 80) and other being shown

THIS CASE IS OF INTEREST TO ALL:
On August 6, 2014, the Office of Zoning received an application from 1244 South Capital Residential, LLC (the "Applicant") requesting review and approval of a new apartment building with ground floor and second floor retail space pursuant to the requirements of the Capital Gateway (CG) Overlay District set forth in 11 DCMR § 3-1010 of the Zoning Regulations. In addition, pursuant to 11 DCMR § 1803.7, the Applicant is seeking variance relief from the most requirements of the CG District established in 11 DCMR § 652.2 and general treatment approved for a performance not meeting the roof structure without requirements of 11 DCMR § 633.4(b).
The site includes approximately 29,426 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 Capital Street on the west in southeast Washington, D.C. The site is located within the CG District and within the CG Overlay.
The Applicant proposes to develop the site with a new 11-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 271,144 square feet. Approximately 700 dwelling units are proposed for the building.
This public hearing will be conducted in accordance with the amended rules provisions of the Zoning Regulations 11 DCMR § 302.

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT
441 4TH STREET, NW, SUITE 200-6/210-0
WASHINGTON, DC 20001
(202) 727-6311 • (202) 727-6073 • fax
website: www.dco.dc.gov • email: dco@dco.dc.gov

THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.

(30)

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
PUBLIC HEARING NOTICE
OF A
ZONING PROPOSAL

CASE NO.

14-15

OF

1244 South Capital Residential LLC

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON **11/13/14** AT **6:30 PM** TO CONSIDER A PROPOSAL FOR

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

DATE AND PLACE: Thursday, November 13, 2014, 6:30 PM
Joseph K. Kono Municipal Hearing Room
441 4th Street, NW, Suite 220
Washington, DC 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 14-15 (1244 South Capital Residential, LLC - Capital Gateway (Strategic District) Zone S-CG, Lot 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000)

THIS CASE IS OF INTEREST TO AGENCIES

On August 6, 2014, the Office of Zoning received an application from 1244 South Capital Residential, LLC (the "Applicant") requesting review and approval of a new apartment building with ground floor and second floor retail use pursuant to the requirements of the Capital Gateway (CG) Overlay District set forth in 11 DCMR § 1402 of the Zoning Regulations. In addition, pursuant to 11 DCMR § 1403.7, the Applicant is seeking variance relief from the staff for a project not meeting the retail use requirements of 11 DCMR § 1402.2 and special exception approval requirements of the CG Overlay District set forth in 11 DCMR § 1402.2.

The site includes approximately 29,000 square feet of land area. A portion of the site is located on the north, Van Ness Street on the east, and South Capitol Street on the west in southeast Washington, D.C. The site is located within the CG Overlay District.

The Applicant proposes to develop the site with a new 15-story apartment building with ground and second floor retail. Three levels of below-grade parking will be provided with access from Van Ness Street. Overall building height will not exceed 150 feet, and total gross floor area will total approximately 275,000 square feet. Approximately 290 dwelling units are proposed for the building.

The public hearing will be conducted in accordance with the current provisions of the Zoning Regulations 11 DCMR § 1402.

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT
441 4TH STREET, NW, SUITE 200-S/210-S
WASHINGTON, DC 20001
(202) 727-6311 • (202) 727-6072 • fax
website: www.dcoz.dc.gov • e-mail: dcoz@dc.gov

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