

http://www.dcregs.dc.gov/Notice/NoticeList.aspx?Agency=Submit

DC Office of Zoning | (1 unread) - sharo... | (1) Facebook | View Submitte...

File Edit View Favorites Tools Help

Council Hearings DCHR Register PeopleSoft Stampin' Up! Facebook CB Moose Westmoreland News CB Calendar

District of Columbia MAYOR DC GUIDE RESIDENTS BUSINESS VISITORS GOVERNMENT FOR KIDS

**D.C. Municipal Regulations and D.C. Register** Beta

Secretary of the District of Columbia | Office of Documents and Administrative Issuances

Home Search Subscribe Comment About Us Contact Us Help Schellin, Sharon Logout

[View Submitted/Confirmed Items](#) [Back to Agency Home](#)

Click on a Notice ID to browse the Agency Notice Home  
Press **Ctrl-F** to search by text.

Total Records: 15

| ID      | Status            | Register Category | Subject                                                                          | Register Issue          | Action Date         |
|---------|-------------------|-------------------|----------------------------------------------------------------------------------|-------------------------|---------------------|
| 5209111 | Submitted to ODAI | Public Hearing    | Zoning Commission Notice of Public Hearing: Case No. 14-17 (AE Tower, LLC)       | 12/5/2014<br>Vol 61/50  | 11/24/2014 14:42:59 |
| 5197277 | Confirmed         | Notices, Opinions | Board of Zoning Adjustment - December 1, 8, & 15, 2014 - Closed Meeting Schedule | 11/28/2014<br>Vol 61/49 | 11/24/2014 14:22:35 |
| 5201060 | Confirmed         | Notices, Opinions | Board of Zoning Adjustment - Order No. 18871 - Jacqueline Hart - ANC 6E          | 11/28/2014<br>Vol 61/49 | 11/24/2014 14:18:32 |
| 5205619 | Confirmed         | Notices, Opinions | Board of Zoning Adjustment - Order No. 18849 - Peter C. Choharis - ANC 3C        | 11/28/2014<br>Vol 61/49 | 11/21/2014 17:28:14 |
| 5207850 | Confirmed         | Notices, Opinions | Board of Zoning Adjustment - Order No. 18859 - Travis & Holly Greaves - ANC 6B   | 11/28/2014<br>Vol 61/49 | 11/21/2014 17:15:15 |
| 5207947 | Confirmed         | Notices, Opinions | Board of Zoning Adjustment - Order No. 18856 - Lock 7 Development - ANC 6E       | 11/28/2014<br>Vol 61/49 | 11/21/2014 17:14:20 |
| 5195919 | Unconfirmed       | Public Hearing    | Board of Zoning Adjustment - Public Hearing Notice - February 10, 2015           | 11/28/2014<br>Vol 61/49 | 11/19/2014 11:35:05 |
| 4830132 | Submitted to ODAI | Notices, Opinions | Board of Zoning Adjustment - Order No. 18707 - Antioch Baptist Church - ANC 7C   |                         | 3/26/2014 09:54:27  |
| 4829744 | Submitted to ODAI | Notices, Opinions | Board of Zoning Adjustment - Order No. 18563 - MCSKA, LLC - ANC 1A               |                         | 3/25/2014 15:28:49  |
| 134750  | Unconfirmed       | Notices, Opinions | Board of Zoning Adjustment Summary Order No. 18014                               | 1/22/2010<br>Vol 57/4   | 1/27/2010 22:14:19  |
| 137272  | Unconfirmed       | Notices, Opinions | Board of Zoning Adjustment Summary Order No. 18015                               | 1/22/2010<br>Vol 57/4   | 1/27/2010 22:13:45  |

100%

ZC Case Exhibits for IZIS

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

**TIME AND PLACE:**                      **Thursday, February 5, 2015, @ 6:30 p.m.  
Jerrily R. Kress Memorial Hearing Room  
441 4<sup>th</sup> Street, N.W., Suite 220-South  
Washington, D.C. 20001**

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**CASE NO. 14-17 (AE Tower, LLC – Map Amendment @ Square 4310)**

**THIS CASE IS OF INTEREST TO ANC 5C**

On September 29, 2014, the Office of Zoning received an application from AE Tower, LLC, contract purchaser, on behalf of property owner Evangelical Holy Trinity Church, Inc. (the “Applicant”). The Applicant is requesting approval of an amendment to the Zoning Map to rezone property located in Square 4310 from a mix of R-1-B and C-2-A Zone District to the C-2-A Zone District.

The C-2-A Zone District permits low-to-medium density commercial and residential uses. The purpose of the C-2-A Zone District is to provide facilities for shopping and business needs, to allow a mix of uses including residential, and to accommodate commercial developments serving local residential areas.

The R-1-B Zone District allows for low-density single-family detached residential development on lots of 5,000 square feet. It does not permit commercial or mixed use development.

The Office of Planning provided its report on October 31, 2014, and the case was set down for hearing on November 10, 2014. The Applicant provided its prehearing statement on November 12, 2014.

The property that is the subject of this application consists of approximately 27,618 square feet of land area and is located at 2911 Rhode Island Avenue, N.E. (Square 4310, Lot 808).

Proposed amendments to the Zoning Regulations and Map of the District of Columbia are authorized pursuant to the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797; DC Official Code Section 6-641.01 et. seq.).

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 Zoning 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.

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](mailto: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](mailto: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          |

**Z.C. NOTICE OF PUBLIC HEARING  
Z.C. CASE NO. 14-17  
PAGE 3**

**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 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, DC 20001; by e-mail to [zcsubmissions@dc.gov](mailto: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.**