

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 14-17

As Secretary to the Commission, I hereby certify that on November 25, 2014, copies of the Z.C. Notice of the Public Hearing were sent via electronic mail, or by first-class, postage prepaid mail if indicated by an asterisk(*), to the following

- | | | | |
|---|---|----|--|
| 1 | <i>D C Register</i> (11/24/14) | 8. | DDOT (Jamie Henson) |
| 2 | Martin Sullivan, Esq | 9. | Melinda Bolling, Acting General Counsel
DCRA |
| 3 | ANC 5C*
P O Box 80127
Washington, D C 20018 | 10 | Office of the Attorney General (Alan
Bergstem) |
| 4 | Commissioner Antonette Russell*
ANC/SMD 5C01
2620 Rhode Island Avenue, N E
Washington, D C 20018 | 11 | Property Owners w/in 200 Feet (see attached
list provided by Applicant) |
| 5 | Gottlieb Simon
ANC | 12 | DDOE (Jay Wilson) |
| 6 | Councilmember Kenyan McDuffie | 13 | MLK Library (30 copies) |
| 7 | Office of Planning (Jennifer Steingasser) | | |

ATTESTED BY:

A handwritten signature in black ink, appearing to read "S. S. Schellin", is written over a horizontal line.

Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

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 4th 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

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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. 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 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), 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
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 4th Street, N.W., Suite 200-S, Washington, DC 20001, by e-mail to 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.

14-17

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Shaft & Sultana 3631 Point Hitch Road Glenwood, MD 21738	2900 Rhode Island Avenue, Inc c/o Cornelia Brown 1507 Evarts ST, NE Washington, DC 20018	Tracee Blair 2814 Rhode Island Ave, NE Washington, DC 20018
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Eric V Jackson 7815 13 th ST, NW Washington, DC 20012	Kenneth Blunt 3048 Monroe ST, NE Washington, DC 20018	J J Holman c/o Bank of America Tax Dept P O 10211 Van Nuys, CA 91410
Camille Robinson 2853 Monroe ST, NE Washington, DC 20018	Darlene H Young 2849 Monroe ST, NE Washington, DC 20018	Carlotta Lewis 2845 Monroe ST, NE Washington, DC 20018
David A Thomas 2841 Monroe ST, NE Washington, DC 20018	Elree Roundtree 2837 Monroe ST, NE Washington, DC 20018	Wilma Tilson 2836 Brentwood DR, NE Washington, DC 20018
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John R Gilbert JR 2817 Monroe ST, NE Washington, DC 20018	Christopher A Ricks 2813 Monroe ST, NE Washington, DC 20018	Irene Kirkland 2809 Monroe ST, NE Washington, DC 20018



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