

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

CAP DISTRICT

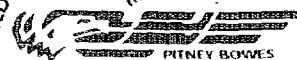
MD 207

14 DEC '15

PM 7 L



UNITED STATES POSTAGE



02 1M

0004290253

MAILED FROM ZIP CODE 20001

\$ 00.48<sup>5</sup>

OCT 19 2015

*Handwritten signature: ANIK*

S 2848 Lot 2092

HEFIK SIMO

1390 KENYON ST NW APT 325

WASHINGTON, DC 20010-7222

NIXIE

207 CE 1

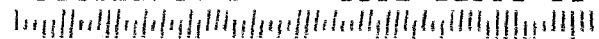
8612/21/15

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

2001087222 CDE  
2000102714

BC: 20001271441

\*0231-01336-20-00



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

RECEIVED  
D.C. OFFICE OF ZONING  
2015 DEC 29 PM 3:00

**TIME AND PLACE:** Monday, December 7, 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. 14-24 (1900 11<sup>th</sup> Street NW, LLC — Map Amendment @ Square 2848, Lots 39, 40, 72 and 838 and Variance Relief from the Required Size of Parking Spaces @ Lots 39 and 40)**

**THIS CASE IS OF INTEREST TO ANC 1A**

On December 23, 2014, the Office of Zoning received an application from 1900 11<sup>th</sup> Street, NW, LLC (the “Applicant”). The Applicant requested approval of an amendment to the Zoning Map to rezone property located on Lots 39, 40, 72, and 838 in Square 2848 from the R-4 Zone District to the R-5-B Zone District in order to construct a five story apartment building with eight apartments on Lots 39 and 40<sup>1</sup>.

The R-5-B Zone District permits matter-of-right moderate development of general residential uses, including one-family dwellings, flats, and apartment buildings.

The R-4 Zone District permits matter-of-right development of one-family residential uses (including detached, semi-detached, row dwellings, and flats), churches and public schools. It does not permit new multi-family residential development as a matter-of-right.

The Office of Planning provided its report on January 30, 2015, and the case was set down for hearing on February 9, 2015. On July 13, 2015 the Applicant requested to amend the application to include variance relief from the required size of parking spaces required under 11 DCMR § 2115.1. The Zoning Commission considered the request at its July 27, 2015 public meeting and voted to grant permission to amend the application to include the variance relief. The Applicant provided its prehearing statement on October 1, 2015.

The property that is the subject of this application consists of approximately 19,768 square feet of land area currently configured as four separate lots and is located at 1368 Kenyon Street, N.W. (Lot 39 – currently vacant property), 1370 Kenyon Street, N.W. (Lot 40 – currently vacant property), 1372 Kenyon Street, N.W. (Lot 838) and 1361 Irving Street, N.W. (Lot 72).

---

<sup>1</sup> Although this is the Applicant’s intended use for the property, the grant of this application would permit the property to be used for any use permitted in an R-5-B Zone District.

**Z.C. NOTICE OF PUBLIC HEARING**  
**Z.C. CASE NO. 14-24**  
**PAGE 2**

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.

**Z.C. NOTICE OF PUBLIC HEARING**

**Z.C. CASE NO. 14-24**

**PAGE 3**

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          |
| 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.**