

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



**Z.C. CASE NO.: 15-02**

As Secretary to the Commission, I hereby certify that on September 4, 2015, copies of this Z.C. Notice of Public Hearing were sent via electronic mail, or by first-class, postage prepaid or interoffice mail if indicated by an asterisk(\*), to the following

- |   |  |    |  |
|---|--|----|--|
| 1 | <i>D C Register</i> (09/01/15)   | 7  | DDOT (Jamie Henson) (09/01/15)   |
| 2 | Christine Roddy, Esq (09/01/15)<br>Goulston & Storrs   | 8  | Charles Thomas, Esq (09/01/15)<br>General Counsel<br>DCRA                      |
| 3 | ANC 5E<br>c/o Teri Janine Quinn, Chair<br>1708 2 <sup>nd</sup> Street, N W<br>Washington, D.C 20001        | 9  | Office of the Attorney General (Alan<br>Bergstein) (09/01/15)                  |
| 3 | Commissioner Deborah Steiner<br>ANC/SMD 5E01<br>2826 6 <sup>th</sup> Street, N.E<br>Washington, D C. 20017 | 10 | Property Owners Within 200 Feet (see<br>attached list provided by Applicant) * |
| 4 | Gottlieb Simon (09/01/15)<br>ANC   | 11 | MLK Library (30 Copies) *  |
| 5 | Councilmember Kenyan McDuffie (09/01/15)   | 12 | Jay Wilson (DDOE) (09/01/15)   |
| 6 | Office of Planning (Jennifer Steingasser) (09/01/15)   |    |  |

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, October 29, 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. 15-02 (MHI-Brookland, LLC and The Redeptorists – Consolidated Review and Approval of a Planned Unit Development and PUD-Related Map Amendment @ Squares 3645 & 3648 and Parcel 132/89)**

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

On February 3, 2015, the Office of Zoning received an application from MHI-Brookland, LLC and The Redeptorists (collectively, the “Applicant”) requesting approval of a consolidated planned unit development (“PUD”) and a PUD-related map amendment to facilitate the development of Square 3645, Lots 802 and 804, Square 3648, Lot 804, and Parcel 132/89 for residential use. The Office of Planning submitted its report in support of setting the application down for a public hearing on June 18, 2015. On June 29, 2015, the Commission voted to set down the application for a public hearing. The Applicant provided its prehearing statement on August 21, 2015.

The property that is the subject of this application consists of approximately 119,215 square feet of land area. The property is located in the southwest corner of the intersection of 7<sup>th</sup> Street, N.E. and Jackson Street, N.E. The property is located in the D/R-5-A Zone District and the Applicant seeks a PUD-related map amendment to the R-5-B Zone District. The property is located in the Institutional land use category on the Future Land Use Map of the District of Columbia Comprehensive Plan.

The Applicant proposes to develop the property with 39 residential townhomes, 13 homes will be located to the north of the Holy Redeemer building and along Jackson Street while 26 homes will be provided to the south of the Holy Redeemer building and west of 7<sup>th</sup> Street. The existing Holy Redeemer building will remain. The new townhomes will consist of a total of approximately 83,000 square feet of gross floor area and will have a maximum height of approximately 48 feet. Forty-eight parking spaces will be dedicated to the townhome development. In total, the project will have a floor area ratio of .95, which includes the existing Holy Redeemer building.

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 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

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
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.**



Cynthia D. Farmer  
3031 7<sup>th</sup> Street NE  
Washington DC 20017-1410

Billy L. Johnson Jr.  
51 W Street NW  
Washington DC 20001-1068

Cornelia M. Obeng  
714 Hamlin Street NE  
Washington DC 20017-1640

Samantha Spinney  
3009 7<sup>th</sup> Street NE  
Washington DC 20017-1410

Jessie Moody  
712 Hamlin Street NE  
Washington DC 20017-1640

Lesany D Woldetsodik  
3011 7<sup>th</sup> Street NE  
Washington DC 20017-1410

Charles B Adkins  
710 Hamlin Street NE  
Washington DC 20017-1640

Anver Ofer  
3013 7<sup>th</sup> Street NE  
Washington DC 20017-1410

O'Brient Hill Jr  
3001 7<sup>th</sup> Street NE, #ME  
Washington DC 20017-1410

709 Irving St NE LLC  
1449 Lawrence Street NE  
Washington DC 20017-2912

Avner S. Ofer  
3003 7<sup>th</sup> Street NE  
Washington DC 20017-1410

Charles E Heyward  
715 Irving Street NW  
Washington DC 20010-1519

Lithia W. Andrews  
3005 7<sup>th</sup> Street NE  
Washington DC 20017-1410

Pablo A. Grabiell  
711 Irving Street NE, Apt 1  
Washington DC 20017-1613

Lois G Alexander  
711 Irving Street NE, Unit 2  
Washington DC 20017-1613

Carl E. Ross  
606 Regent Place NE  
Washington DC 20017-2002

Kwanza Crenshaw  
711 Irving Street NE, Unit 3  
Washington DC 20017-1613

Joshua I. Faden  
604 Regent Place NE  
Washington DC 20017-2002

Layne Spicer  
501 U Street NW  
Washington DC 20001-2338

George Khazanov  
602 Regent Place NE  
Washington DC 20017-2002

President/Director of Condominium Assoc.  
3000 7<sup>th</sup> Street NE  
Washington DC 20017-1432

Dwight C. Miller  
600 Regent Place NE  
Washington DC 20017-2002

Chancellors Row Homeowners Assoc. Inc. EYA LLC  
4800 Hampden Lane, Suite 300  
Bethesda MD 20814-2932

Amanjot S. Dhaliwal  
616 Regent Place NE  
Washington DC 20017-2002

Kristofer R. McDonald  
610 Regent Place NE  
Washington DC 20017-2002

Ryan M Williams  
618 Regent Place NE  
Washington DC 20017-2002

Boaz N Englesberg  
608 Regent Place NE  
Washington DC 20017-2002

Carlton E. Weems  
620 Regent Place NE  
Washington DC 20017-2002

Mollie F Halpern  
622 Regent Place NE  
Washington DC 20017-2002

Benjamin M. Bahk  
635 Regent Place NE  
Washington DC 20017-2001

Thurman K. Williams  
624 Regent Place NE  
Washington DC 20017-2002

Howard N. Snyder  
637 Regent Place NE  
Washington DC 20017-2001

Andres Villaveces  
626 Regent Place NE  
Washington DC 20017-2002

Matthew C. McHarris  
Unit 9600, Box 481  
DPO AP 96209-0481

Alexander Leipziger  
627 Regent Place NE  
Washington DC 20017-2001

Nicole M Battle  
641 Regent Place NE  
Washington DC 20017-2001

Andrew A Steinberg  
629 Regent Place NE  
Washington DC 20017-2001

David A. Williams  
643 Regent Place NE  
Washington DC 20017-2001

Anne-Marie Williams  
631 Regent Place NE  
Washington DC 20017-2001

Michelle A. Mitchell  
3117 Chancellor's Way NE  
Washington DC 20017-1109

Kathleen E. Wendel  
633 Regent Place NE  
Washington DC 20017-2001

Aileen N. Chase  
3115 Chancellors Way NE  
Washington DC 20017-1109

Jose E Caraballo  
3113 Chancellors Way NE  
Washington DC 20017-1109

Michael Brown  
3112 Chancellors Way NE  
Washington DC 20017-1400

Leslie T Boler  
3111 Chancellor's Way NE  
Washington DC 20017-1109

Jake A. Punzenberger  
3110 Chancellors Way NE  
Washington DC 20017-1400

James F DiLoreto  
3109 Chancellor's Way NE  
Washington DC 20017-1109

Vernon S Fisher  
3108 Chancellors Way NE  
Washington DC 20017-1400

Sandra C. Page  
3107 Chancellor's Way NE  
Washington DC 20017-1109

Annette C. Price  
3106 Chancellors Way NE  
Washington DC 20017-1400

Eric C. Goodwin  
3105 Chancellor's Way NE  
Washington DC 20017-1109

Bradley S Farnsworth  
3104 Chancellors Way NE  
Washington DC 20017-1400

Keon V Baxton  
3103 Chancellors Way NE  
Washington DC 20017-1109

Kesh Howell  
3102 Chancellors Way NE  
Washington DC 20017-1400

Deirdre A. Salomon  
3101 Chancellors Way NE  
Washington DC 20017-1109

Bernard Howard  
3100 Chancellors Way NE  
Washington DC 20017-1400

Paul R. Dueringer  
573 Regent Place NE  
Washington DC 20017-2000

Jordan Tenenbaum  
3003 Chancellors Way NE  
Washington DC 20017-1406

Gary Stradiotto  
571 Regent Place NE  
Washington DC 20017-2000

Jamie M Atchison  
3005 Chancellors Way NE  
Washington DC 20017-1406

Christian J. Nauvel  
569 Regent Place NE  
Washington DC 20017-2000

Joshua C Freed  
3007 Chancellors Way NE  
Washington DC 20814

Michael Belcher  
567 Regent Place NE  
Washington DC 20017-2000

Christian E. O'Connell  
3009 Chancellors Way NE  
Washington DC 20017-1406

Brian Anderson  
565 Regent Place NE  
Washington DC 20017-2000

Martin P. Lucero  
3011 Chancellors Way NE  
Washington DC 20017-1406

Missionary Society of St. Paul The Apostle in the  
State of New York  
Charles Martin  
3015 4<sup>th</sup> Street NE  
Washington DC 20017-1102

Chit C Ho  
3013 Chancellors Way NE  
Washington DC 20017-1406

Christopher J. Thompson  
3001 Chancellors Way NE  
Washington DC 20017-1406

Luna M. Samman  
3015 Chancellors Way NE  
Washington DC 20017-1406



Christopher B Pannell  
3017 Chancellors Way NE  
Washington DC 20017-1406

John Ginkel  
3031 Chancellors Way NE  
Washington DC 20017-1406

Samer B. Korkor  
3019 Chancellors Way NE  
Washington DC 20017-1406

Frank D. Love  
3033 Chancellors Way NE  
Washington DC 20017-1406

Carolyn W. Wagner  
3021 Chancellors Way NE  
Washington DC 20017-1406

Daniel Burrell III  
3035 Chancellors Way NE  
Washington DC 20017-1406

Christopher Mrstik  
3023 Chancellors Way NE  
Washington DC 20017-1406

Purvagna N Amin  
3037 Chancellors Way NE  
Washington DC 20017-1406

Francis E Little  
3025 Chancellors Way NE  
Washington DC 20017-1406

Alethia M Jackson  
3039 Chancellors Way NE  
Washington DC 20017-1406

Adam S. Martin  
3027 Chancellors Way NE  
Washington DC 20017-1406

David A. King  
3041 Chancellors Way NE  
Washington DC 20017-1406

Sabena Kachwalla  
3029 Chancellors Way NE  
Washington DC 20017-1406

Marc E. Dalton  
3043 Chancellors Way NE  
Washington DC 20017-1406

David J. Rosenstein  
3045 Chancellors Way NE  
Washington DC 20017-1406

Jason A. Gallo  
3059 Chancellors Way NE  
Washington DC 20017-1406

Phillip M. Vidal  
3047 Chancellors Way NE  
Washington DC 20017-1406

Duane J. Desiderio  
3061 Chancellors Way NE  
Washington DC 20017-1406

Sean L. Barnes  
3049 Chancellors Way NE  
Washington DC 20017-1406

Frederick M Landry  
3063 Chancellors Way NE  
Washington DC 20017-1406

Patricia Ransel Jennings Trustee  
3051 Chancellors Way NE  
Washington DC 20017-1406

Jesus J. Goas  
3065 Chancellors Way NE  
Washington DC 20017-1406

Nicholas R. Yannitello  
3053 Chancellors Way NE  
Washington DC 20017-1406

Theodore S Gonzalves  
3067 Chancellors Way NE  
Washington DC 20017-1406

Greg R. Ryba  
3055 Chancellors Way NE  
Washington DC 20017-1406

Christopher J. Sherin  
3069 Chancellors Way NE  
Washington DC 20017-1406

Paula C. Santos  
3057 Chancellors Way NE  
Washington DC 20017-1406

Michael G Wallace  
3071 Chancellors Way NE  
Washington DC 20017-1406

Roosevelt Dickens  
3115 7<sup>th</sup> Street NE  
Washington DC 20017-1412

Mary House  
4303 13<sup>th</sup> Street NE  
Washington DC 20017-3828

Hilary A. Binder-Aviles  
3117 7<sup>th</sup> Street NE  
Washington DC 20017-1412

L. Duke  
5223 South Dakota Avenue NE  
Washington DC 20011-2654

Eric G. Agner  
3119 7<sup>th</sup> Street NE  
Washington DC 20017-1412

GPI Holdings US LLC  
11712 Karen Drive  
Potomac MD 20854-3154

Derick A. Schultz  
3121 7<sup>th</sup> Street NE  
Washington DC 20017-1412

Stephen M. Bush  
2425 Channon Drive  
Poplar Bluff MT 63901

Edward D. Sargent  
716 Irving Street NE  
Washington DC 20017-1653

Taha Ismail  
708 Irving Street NE, Apt. 102  
Washington DC 20017-1647

Olujide Akinola  
4718 10<sup>th</sup> Street NE  
Washington DC 20017-3909

Nevena A Minor  
708 Irving Street NE, Apt. 201  
Washington DC 20017-1647

Tracie Glover  
PO Box 2451  
Landover Hills MD 20784-0451

Gwendolyn E. Tawresey  
708 Irving Street NE, Apt. 202  
Washington DC 20017-1647

Johanna C Roa  
708 Irving Street NE, Apt 301  
Washington DC 20017-1647

J F. Horning Jr  
Horning Brothers  
1350 Connecticut Avenue NW, Suite 800  
Washington DC 20036-1733

Robert B. Jenifer  
4122 10<sup>th</sup> Street NE  
Washington DC 20017-1805

Religious of Mary Immaculate Cent Maria  
650 Jackson Street NE  
Washington DC 20017-1424

Ricardo J Perry  
712 Jackson Street NE  
Washington DC 20017-1659

E.M. Cieslak  
3212 7<sup>th</sup> Street NE  
Washington DC 20017-1413

Cheryl W Lewis  
3203 7<sup>th</sup> Street NE  
Washington DC 20017-1414

Debbie Smith-Steiner  
ANC 5E01  
2826 6<sup>th</sup> Street NE  
Washington DC 20017

3205 7<sup>th</sup> Street LLC  
547 Florida Avenue NW  
Washington DC 20001-1850

M.J Wilson  
3201 7<sup>th</sup> Street NE  
Washington DC 20017-1414

Alexander Stanley  
706 Jackson Street NE  
Washington DC 20017-1659