

OFFICE OF ZONING

ZONINGCOMMISSION FOR THE DISTRICT OF COLUMBIA
2015 NOV 12 PM12:46 NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Thursday, December 10, 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. 15-03 (Aria Development Group – Consolidated Review and Approval of a Planned Unit Development and PUD-Related Map Amendment)

THIS CASE IS OF INTEREST TO ANC 1B

On February 6, 2015, the Office of Zoning received an application from Aria Development Group (the “Applicant”) requesting approval of a consolidated planned unit development and a PUD-related map amendment to facilitate the development of 1309-1315 Clifton Street, N.W. (Square 2866, Lots 831 and 838) for residential use. The Office of Planning submitted its report in support of setting the application down for a public hearing on March 20, 2015. On March 30, 2015, the Commission voted to set down the application for a public hearing. The Applicant provided its prehearing statement on October 6, 2015.

The property that is the subject of this application consists of approximately 29,700 square feet of land area. The property is located mid-block on the north side of Clifton Street, N.W. The property is located in the R-5-B Zone District, and the Applicant seeks a PUD-related map amendment to the R-5-C Zone District. The property is located in the Medium Density Residential land use category on the Future Land Use Map of the District of Columbia Comprehensive Plan.

The Applicant proposes to develop the property with a multifamily residential building containing 155-159 units and approximately 45 underground parking spaces. The building will consist of a total of approximately 118,800 square feet of gross floor area and will have a maximum height of approximately 60 feet. In total, the project will have a floor area ratio of 4.0.

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.

Z.C. NOTICE OF PUBLIC HEARING

Z.C. CASE NO 15-03

PAGE 2

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.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N W SUITE 200-S/210-S
WASHINGTON, D C 20001**

OFFICIAL BUSINESS
PENALTY FOR MISUSE



Aria 13th Street LLC
159 E 58th Street, Floor 28
New York, NY 10022-1232

----- NIXIE ----- 191 - FE 1009 - 0011/04/15

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC 20001271441 *0131-01890-23-47
00000000000000000000000000000000

2000102714