

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Zoning Commission



June 4, 2015

ANC 6B  
921 Pennsylvania Avenue, S.E. #305  
Washington, D.C. 20003

Commissioner Nick Burger  
ANC/SMD 6B06  
[6B06@anc.dc.gov](mailto:6B06@anc.dc.gov)

**Re: Z.C. Case No. 15-12 (J River 1401 Pennsylvania Avenue, LLC – Consolidated PUD & Related Map Amendment @ Square 1065)**

Dear ANC Chair & ANC/SMD Commissioner:

Pursuant to D.C. Official Code § 1-309.10 (b), the Zoning Commission for the District of Columbia hereby gives you notice of the receipt of an application from J River 1401 Pennsylvania Avenue, LLC (the “Applicant”) for approval of a consolidated planned unit development (“PUD”) and related map amendment for property located in the southeast quadrant bounded at 1401 Pennsylvania Avenue, S.E., also known as Square 1065, Lots 30, 31, 32, 33, 142, and 820. Please note that this case was filed electronically through the Interactive Zoning Information System (“IZIS”). You can access and file your report for this case through IZIS at <http://app.dcoz.dc.gov>.

Pursuant to D.C. Official Code § 1-309.10(d)(2), the Zoning Commission must wait 30 days, excluding Saturdays, Sundays, and holidays before it can make its decision on this application. However, as a practical matter, the Commission cannot make a decision that soon, because it must first hold a public hearing and the National Capitol Planning Commission is thereafter given thirty days to review the application.

You will also receive notice of the hearing date at least 40 calendar days in advance. If your ANC wishes to participate as a party, then the written report must be received no later than seven days prior to the hearing date and contain the information required by 11 DCMR § 3012.5. Form 129 – Advisory Neighborhood Commission (ANC) Report, which is attached for your convenience, is the preferred mechanism to complete this Report. In the alternative, you can review § 3012.5, which states the required information for the written report, a copy of which is included at the bottom of this letter. Any written report received prior to the close of the record in this case that contains that information will be given “great weight.”

Great weight does not mean that the Zoning Commission must defer to an ANC’s view, but instead requires acknowledgement of the ANC as the source of the recommendations and explicit reference to each of the ANC’s issues and concerns. It is therefore important that the written report not only indicate whether the ANC supports or opposes the application, but that it also identify each issue and concern that led to the recommendation made.

If your ANC has not received a courtesy copy of the application from the Applicant, please notify us so we can assist you in obtaining a copy. If you have any questions, please do not hesitate to contact me at (202) 727-6311.

Sincerely,



Sharon S. Schellin  
Secretary to the Zoning Commission  
Attachment

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### 11 DCMR 3012.5

3012.5 If an Advisory Neighborhood Commission (ANC) wishes to participate in a contested case under § 3022, the ANC shall file a written report with the Zoning Commission at least seven (7) days in advance of the hearing. In a rulemaking under § 3021, there shall be no filing deadline as long as the record in that case is open. All written reports shall contain the following:

- (a) An identification of the application or petition;
- (b) When the public meeting of the ANC to consider the application or petition was held;
- (c) Whether proper notice of that meeting was given by the ANC;
- (d) The number of members of the ANC that constitute a quorum and the number of members present at the meeting;
- (e) The issues and concerns of the ANC about the application or petition, as related to the standards against which the application or petition shall be judged;
- (f) The recommendation, if any, of the ANC as to the disposition of the application or petition;
- (g) The vote on the motion to adopt the report to the Commission;
- (h) The name of the person who is authorized by the ANC to present the report; and
- (i) The signature of the ANC chairperson or vice-chairperson.

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF FILING  
Z.C. Case No. 15-12  
(J River 1401 Pennsylvania Avenue, LLC – Consolidated PUD and Related Map  
Amendment @  
Square 1065, Lots 30, 31, 32, 33, 142, and 820)  
June 4, 2015**

**THIS CASE IS OF INTEREST TO ANC 6B**

On May 29, 2015, the Office of Zoning received an application from Jemal's CDC, LLC (the "Applicant") for approval of a consolidated PUD and related map amendment for the above-referenced property.

The property that is the subject of this application consists of Lots 30, 31, 32, 33, 142, and 820 in Square 1065 in southeast Washington, D.C. (Ward 6), which is located at 1401 Pennsylvania Avenue, S.E. The property is currently split-zoned C-2-A/R-4. The Applicant proposes a PUD-related map amendment to rezone the property, for the purposes of this project, to C-2-B.

The site is currently improved with an existing one-story fast food restaurant, a two-story vacant commercial office building, and a surface parking lot. The Applicant proposes to redevelop the site with a 148,638-square-foot, mixed-use residential project. The building will contain 170-190 residential units in approximately 123,631 square feet and 22,478 square feet of ground-floor retail space. The maximum height of the building will be approximately 78 feet and the overall density will be 5.29 floor area ratio ("FAR"). The project will be designed to the LEED-Silver standard and contain a substantial green roof.

This case was filed electronically through the Interactive Zoning Information System ("IZIS"), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.



**BEFORE THE ZONING COMMISSION AND  
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



**FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT**

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

**IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:**

Case No.:		Case Name:	
Address or Square/Lot(s) of Property:			
Relief Requested:			

**ANC MEETING INFORMATION**

Date of ANC Public Meeting:	<input type="text"/> / <input type="text"/> / <input type="text"/>	Was proper notice given?:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:						
Number of members that constitutes a quorum:	<input type="text"/>	Number of members present at the meeting:	<input type="text"/>			

**MATERIAL SUBSTANCE**

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

**AUTHORIZATION**

Recorded vote on the motion to adopt the report (i.e. 4-1-1):			
Name of the person authorized by the ANC to present the report:			
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			
Signature of Chairperson/ Vice-Chairperson:	<input type="text"/>	Date:	<input type="text"/>

**ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO  
11 DCMR §§ 3012 AND 3115.**

**INSTRUCTIONS**

Pursuant to 11 DCMR §§ 3012.6 and 3115.2, the Zoning Commission and Board of Zoning Adjustment shall give "great weight" to the written report of the affected Advisory Neighborhood Commission (ANC), as required by the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000.

1. All ANC reports shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Present this form and supporting documents to the Office of Zoning at 441 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, D.C. 20001.
3. Submission deadlines are as follows:

**For Zoning Commission:**

- a. ANCs must file this form at least seven (7) calendar days in advance of the hearing, if they wish to participate in a contested case under § 3022.
- b. ANCs may file this form as long as the case record is open, if they wish to participate in a rulemaking case under § 3021.

**For Board of Zoning Adjustment:**

- a. ANCs must file this form at least seven (7) calendar days in advance of the hearing.



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.