

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
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WASHINGTON, D.C. 20001

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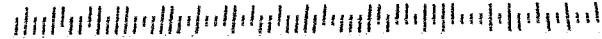
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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF PUBLIC HEARING

RECEIVED  
OFFICE OF ZONING

2015 DEC 29 PM 3:00

**TIME AND PLACE:** Thursday, February 4, 2016, @ 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. 15-12 (J River 1401 Pennsylvania Avenue, LLC – Consolidated Review and Approval of a Planned Unit Development and PUD-Related Map Amendment @ Square 1065)**

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

On May 29, 2015, the Office of Zoning received an application from J River 1401 Pennsylvania Avenue LLC (the “Applicant”) requesting approval of a consolidated planned unit development and a PUD-related map amendment to facilitate the development of 1401-1433 Pennsylvania Avenue, S.E. (Square 1065, Lots 30, 31, 32, 33, 142, and 820) for residential and retail use. The Office of Planning submitted its report in support of setting the application down for a public hearing on July 17, 2015. On July 27, 2015, the Commission voted to set down the application for a public hearing. The Applicant provided its prehearing statement on November 19, 2015.

The property that is the subject of this application consists of approximately 28,098 square feet of land area. The property is located at the southeast corner of 14<sup>th</sup> Street, S.E. and Pennsylvania Avenue, S.E. The property is located primarily in the C-2-A Zone District. The Applicant seeks a PUD-related map amendment to the C-2-B Zone District.

The Applicant proposes to develop the property with a mixed-use residential and retail building containing 170-190 units and at least 58 underground parking spaces. The building will consist of a total of approximately 148,919 square feet of gross floor area and will have a maximum height of approximately 78 feet (no penthouse included). In total, the project will have a floor area ratio of approximately 5.3.

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 or downloaded from the Office of Zoning's website at: [www.dcoz.dc.gov](http://www.dcoz.dc.gov).

To the extent that the information is not contained in the Applicant's prehearing submission as required by 11 DCMR § 3013.1, the Applicant shall also provide this information not less than 14 days prior to the date set for the hearing.

If an affected Advisory Neighborhood Commission (ANC) intends to participate at the hearing, the ANC shall submit the written report described in § 3012.5 no later than seven (7) days before the date of the hearing. The report shall contain the information indicated in § 3012.5 (a) through (i).

**Time limits.**

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.

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 200-S, 441 4<sup>th</sup> Street, N.W., Washington, D.C. 20001. **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.**