

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

TIME AND PLACE: **Thursday, November 5, 2015 @ 6:30 P.M.**
Jerrily R. Kress Memorial Hearing Room
441 4th Street, NW, Suite 220
Washington, DC 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 15-23 (SQ700 Trust, LLC – Capitol Gateway Overlay District Review @ Square 700, Lots 43 and 866)

THIS CASE IS OF INTEREST TO ANC 6D

On September 9, 2015, the Office of Zoning received an application from SQ700 Trust, LLC (the "Applicant") requesting special exception review and approval of a new residential building, pursuant to the requirements of the Capitol Gateway (CG) Overlay District set forth in 11 DCMR § 1610. In addition, pursuant to 11 DCMR § 1610.7, the Applicant is seeking (i) a variance from the percentage of lot occupancy requirements of 11 DCMR §§ 634.1 and 1601.1, and (ii) a variance from the loading requirements of pursuant to 11 DCMR § 2201.1.

The subject property consists of Lots 43 and 866 in Square 700, having a land area of approximately 35,558 square feet. Square 700 is bounded by M Street to the north, South Capitol Street to the west, Van Street to the east, and N Street to the south, in southeast Washington, DC. The subject property is located in the northern portion of Square 700 and is included within the CR Zone District and is located in the CG Overlay District.

The Applicant proposes to develop the southern portion of the subject property with a new 13-story residential building with frontage on South Capitol and Van Streets, S.E. Three levels of below-grade parking will be provided with access from Van Street, S.E. Overall building height will not exceed 130 feet, and total gross floor area for the building will total approximately 176,485 square feet. A 10-story office building with ground floor preferred uses is to be constructed on the northern portion of the property, consistent with the Zoning Commission approval in Z.C. Order No. 15-11. Access to the parking garage for the office building will be provided from Van Street under a portion of the residential building.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations 11 DCMR § 3022.

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

Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusions in the record.

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.

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

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| 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 should be forwarded to the Director, Office of Zoning, Suite 200-S, 441 4th Street, NW, Washington, DC 20001 Please include the number of this particular case and your daytime telephone number. **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.