

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



February 11, 2016

Via Email

ANC 6B

6B@anc.dc.gov

c/o Kirsten Oldenburg

ANC 6B Chair

Re: Notice Public Hearing for 16-03 (DB Residential Hill East, LLC – Hill East District Review @ Square 1112E, Lots 802, 803, and 804)

Dear Ms. Oldenburg:

Pursuant to 11 DCMR § 3014.1(c), enclosed is a copy of the public hearing notice for the above-referenced case. The property that is the subject of this hearing is on the boundary line of the ANC in which it is located in and your ANC. Because your ANC is on the boundary, your ANC may provide a report to the Zoning Commission **and your advice will be** given great weight. To participate as a party, the ANC **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.

The ANC **may submit** written report **or** a Form 129 – Advisory Neighborhood Commission (ANC) Report, which can also be downloaded from the Office of Zoning’s website. In the alternative, you can review § 3012.5, which states the required information for the written report. **Although your report may be submitted at any time prior to the Commission’s final deliberation on this case, the ANC is strongly encouraged to submit its report seven days prior to the hearing so that the Commission will have the benefit of your advice at the earliest possible time. The ANC is also encouraged to state its issues and concerns in the form of a resolution rather than state those in a letter. It is sometimes difficult to determine whether views expressed in a letter are those of the ANC or the letter’s author.**

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 is also identify each issue and concern that led to the recommendation made.

If you have any questions, please do not hesitate to contact me at (202) 727-6311.

Sincerely,

A handwritten signature in blue ink that reads "Sharon S. Schellin".

Sharon S. Schellin

Secretary to the Zoning Commission

Attachment

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

TIME AND PLACE: **Thursday, April 7, 2016, @ 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. 16-03 (DB Residential Hill East, LLC – Hill East District Review @ Square 1112E, Lots 802, 803, and 804)

THIS CASE IS OF INTEREST TO ANC 7F

On January 21, 2016, the Office of Zoning received an application from DB Residential Hill East, LLC, an affiliate of Donatelli Development (the “Applicant”). Pursuant to the requirement of § 2801.1 of the Hill East (HE) District (Title 11 DCMR), the Application sought review of two new mixed-use buildings with below grade parking for consistency with the design guidelines set forth at §§ 2812 through 2814 and with the general purposes of the HE District as stated in § 2800.7. In addition, pursuant to § 2815.9, the Applicant requests a special exception from § 2815.6 to permit parking access on a secondary street and requests variances from: (i) maximum building height (§ 2808.1); (ii) parking (§§ 2815.1, 2815.2, 2101.1); (iii) loading (§§ 2815.3, 2815.4, 2201.1); and (iv) lot occupancy. Pursuant to § 2801.3 the Commission, when conducting a review required by § 2801.1, may concurrently hear and decide any additional requests for special exception or variance relief needed for the property, including the special exceptions provided for in HE regulations as set forth in Chapter 28.

The property is comprised of Lots 802, 803, and 804 in Square 1112E in the southeast quadrant of the District of Columbia (the “Property”) and consists of approximately 2.6 acres of land area. The Property is a compilation of two parcels -- Parcel F-1 and Parcel G-1 in the HE District. Parcel F-1 is located in the HE-1 Zone District and is bound on the west by 19th Street, on the north by Burke Street, and on the south by C Street. Parcel G-1 is located in the HE-1 and HE-2 Zone Districts and is bound on the west by 19th Street, on the north by C Street, on the south by Massachusetts Avenue, and on the east by 20th Street.

The Applicant proposes to redevelop the Property with two mixed-use buildings containing retail and residential uses and below grade parking. The building on Parcel F-1 will have a height of 52 feet; approximately 106,460 square feet of gross floor area; a floor area ratio (“FAR”) of 2.92, of which .35 FAR is retail/nonresidential uses; and a lot occupancy of 80%. The building on Parcel G-1 will have a height of 53 feet for the portion of the building located in the HE-1 Zone District and a height of 69 feet for the portion of the building located in the HE-2 Zone District; approximately 282,889 square feet of gross floor area; a blended FAR of 3.56, of which .27 FAR is retail/non-residential use; and a blended lot occupancy of 84.4%.

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.