

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

TIME AND PLACE: **Thursday, June 9, 2016 @ 6:30 P.M.**
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 16-06 (Jemal's Lazriv Water, LLC – Capitol Gateway Overlay District Review @ Square 666, Lot 15)

THIS CASE IS OF INTEREST TO ANC 6D

On March 23, 2016, the Office of Zoning received an application from Jemal's Lazriv Water, LLC (the "Applicant"). The Applicant is requesting review and approval of a new project located at 1900 Half Street, S.W., pursuant to the Capitol Gateway Overlay District provisions set forth in § 1610. In addition, the Applicant seeks area variance approval, pursuant to 11 DCMR § 3103, from the maximum building height requirements of 11 DCMR § 1603.4 for a portion of the roof, and from the loading requirements of 11 DCMR § 2201.1. The Applicant also seeks special exception approval under 11 DCMR §§ 3104 and 411 to provide multiple penthouses at multiple heights (§§ 411.6 and 411.9) and to provide penthouses that do not comply with the setback requirements from an open court where existing stairwells are located that do not face a street and do not directly face the river (§ 411.18(c)(5)).

The property that is the subject of this application is Lot 15 in Square 666 and consists of approximately 110,988 square feet of land area (the "Property"). Square 666 is located in the southwest quadrant of the District and is bounded by T Street to the north, the Anacostia River to the east, U Street to the south, and Water Street and Half Street to the west. The Property is located in the W-2 District and is within the CG Overlay District.

The Applicant proposes to redevelop the Property by adaptively reusing the existing building as a mixed-use apartment house with approximately 462 residential units and ground floor retail. The renovated building will include approximately 481,235 square feet of gross floor area (4.34 FAR), with approximately 404,608 square feet of gross floor area devoted to residential use and approximately 24,032 square feet of gross floor area devoted to retail use. Two and a half levels of parking will be provided for 324 vehicles. On-site loading will be provided in its existing location on the south side of the building adjacent to the parking entrance. The overall building height will remain at 90 feet for the majority of the building, and at 92 feet, 3 inches to 95 feet in some locations to accommodate additional roof slab thickness.

The 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.

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:

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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.

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 zsubmissions@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.