





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

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D.C. OFFICE OF ZONING  
2018 SEP -7 12:01

**TIME AND PLACE:** Thursday, October 25, 2018, @ 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. 18-08 (BSREP II Dupont Circle, LLC – Zoning Map Amendment @ Square 72, Lot 74)**

**THIS CASE IS OF INTEREST TO ANC 2A**

On June 12, 2018, the Office of Zoning received an application from BSREP II Dupont Circle, LLC (“Applicant”) requesting approval of a Zoning Map amendment for Square 72, Lot 74. The Office of Planning submitted its report in support of setting the application down for a public hearing on July 20, 2018. On July 31, 2018, the Commission voted to set down the application for public hearing. The Zoning Commission determined that the case will be heard as a contested case.

The property is located in the Mixed-Use High Density Residential/High-Density Commercial Land Use category on the Comprehensive Plan’s Future Land Use Map.

The Applicant is requesting to rezone the Property from the RA-5 zone to the MU-10 zone and owns a hotel on the subject property. The RA-5 zone permits hotel use provided that (i) such hotel was in existence as of May 16, 1980 and (ii) such hotel’s total area devoted to function rooms, exhibit space and commercial adjuncts was not increased. The MU-10 zone does not contain such or similar restrictions on hotel adjunct or function room uses. Although the Applicant’s motivation for applying for the map amendment derives from its plans for the hotel, the Zoning Commission must consider the potential use of the property for or any building or use permitted by right or special exception in the MU-10 zone.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR Subtitle Z, Chapter 4.

**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.