

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 20-14

As Secretary to the Commission, I hereby certify that on July 7, 2020, copies of this Z.C. Notice of Public Hearing (along with cover letter for the ANC) for Case No. 20-14 were sent via electronic mail, or by first-class, postage prepaid or interoffice mail if indicated by an asterisk(*), to the following:

- | | | |
|----|--|--|
| 1. | <i>D.C. Register</i> | General Counsel
DCRA |
| 2. | Christine Shiker and Jessica Bloomfield, Esqs.
Holland & Knight | 10. Office of the Attorney General (Max
Tondro) |
| 3. | ANC 6D
6D@anc.dc.gov | 11. Kathleen Berube (DOEE) |
| 4. | Commissioner Anna Forgie
ANC/SMD 6D02
6D02@anc.dc.gov | 12. DCHA – Relocation Committee
(KSmyser@dchousing.org) |
| 5. | Gottlieb Simon
ANC | 13. At-Large Councilmembers: <ul style="list-style-type: none">• Phil Mendelson• David Grosso• Anita Bonds• Robert White, Jr. |
| 6. | Councilmember Charles Allen | |
| 7. | Office of Planning (Jennifer Steingasser) | 14. Property Owners Within 200 Feet (see
attached list provided by Applicant) * |
| 8. | DDOT (Aaron Zimmerman) | |
| 9. | Esther Yong McGraw, Esq. | |

ATTESTED BY:

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

Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning



THREE LOTS IN SQUARE 649 LLC
4445 WILLARD AVENUE
SUITE 400
CHEVY CHASE, MD 20815-3690

SQUARE 700 TRUST LLC & AG/MR
SQ. 700
245 PARK AVENUE
SUITE 25
NEW YORK, NY 10167

DISTRICT OF COLUMBIA
2000 14TH STREET, N.W.
WASHINGTON, D.C. 20009-4487

IM PROPERTIES LLC
1771 N STREET, N.W.
WASHINGTON, D.C. 20036-2800

Commissioner Anna Forgie
ANC 6D02
1101 4th Street SW
Washington, DC 20024

GREGORY S. JONES
P. O. BOX 70278
WASHINGTON, D.C. 20024-0278

GAIL O. HAYES
1210 CARROLLSBURG PLACE, S.W.
WASHINGTON, D.C. 20024-4108

SUZANNE RICE
1208 CARROLLSBURG PLACE, S.W.
WASHINGTON, D.C. 20024-4108

VNO SOUTH CAPITOL LLC
4445 WILLARD AVENUE
SUITE 400
CHEVY CHASE, MD 20815-4611

JEROME LACY
3249 THEODORE R. HAGAN
DRIVE, N.E.
WASHINGTON, D.C. 20018-4317

EULA ANDERSON
1204 CARROLLSBURG PLACE, S.W.
WASHINGTON D.C. 20024-4108

MONICA S. ATKINSON
1211 CARROLLSBURG PLACE, S.W.
WASHINGTON, D.C. 20024-4107

DOYLE INVESTMENT LLC
8350 GREENSBORO DRIVE
UNIT 901
MCLEAN, VA 22102-3510

JEMAL'S BALLPARK, LLC
701 H STREET N.W.
SUITE 400
WASHINGTON, D.C. 20001

WILLIAM J. BROWN
11838 CAPSTAN DRIVE
UPPER MARLBORO, MD 20772-
3951

SEAN O. PATTON
1206 HALF STREET, S.W.
WASHINGTON, D.C. 20024-4110

1100 SOUTH CAPITOL LLC
600 MADISON AVENUE
20TH FLOOR
NEW YORK, NY 20022-1615

WAN C. LI
7126 IDYLWOOD ROAD
FALLS CHURCH, VA 22043-1510

BRUCE KELLOGG
1202 HALF STREET, S.W.
WASHINGTON, D.C. 20024-4110

ROMAN CATHOLIC ARCHBISHOP
OF WASHINGTON, D.C.
5001 EASTERN AVENUE
HYATTSVILLE, MD 20782-3447

Commissioner Gail Fast, Chair
ANC 6D
700 7th Street SW
Washington, DC 20024

ERIC WALKER
1203 CARROLLSBURG PLACE, S.W.
WASHINGTON, D.C. 20024-4107

45 L LLC
600 MADISON AVENUE
11TH FLOOR
NEW YORK, NY 10022-1615

SANDRA T. WISEMAN
6350 SOUTH OSBORNE ROAD
UPPER MARLBORO, MD 20772-
3918

21 L LLC
60 MADISON AVENUE
11TH FLOOR
NEW YORK, NY 20022-1615

DOMINGA C. SMITH
1207 CARROLLSBURG PLACE, S.W.
WASHINGTON, D.C. 20024-4107

JONATHAN GREENBLATT
1209 CARROLLSBURG PLACE, S.W.
WASHINGTON, D.C. 20024-4107

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



July 7, 2020

ANC 6D
6D@anc.dc.gov

Commissioner Anna Forgie
ANC/SMD 6D02
6D02@anc.dc.gov

Re: Z.C. Case No. 20-14 (VNO South Capitol, LLC and Three Lots in Square 649, LLC – Design Review: M and South Capitol Streets Sub-Area @ Square 649, Lots 43-45 and 48 – 5 M Street, S.W.)

Dear ANC Chair & ANC/SMD Commissioner:

Please find attached the public hearing notice for the above referenced project. Pursuant to Subtitle Z § 406.3, if your ANC wishes to participate in the hearing, then its written report must be received at least seven days in advance of the public hearing. The report must contain the information required by Subtitle Z § 406.2, which is included at the bottom of this letter. That information is also included in Form 129 – Advisory Neighborhood Commission (ANC) Report, which is attached for your convenience and is the preferred mechanism to complete your report. Any written report received prior to the date of a Commission meeting to consider final action will be given “great weight.”

Pursuant to D.C. Official Code § 1-309.10(d)(2), the Zoning Commission must wait 30 days, excluding Saturdays, Sundays, and holidays before it can make its decision on this application.

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

If your ANC has not received a courtesy copy of the application from the Applicant, please notify us so we can assist you in obtaining a copy. 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". The signature is written in a cursive, flowing style.

Sharon S. Schellin
Secretary to the Zoning Commission
Attachment

Subtitle Z § 406.2

406.2 The Commission shall give "great weight" to the written report of the ANC(s), pursuant to § 3 of the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000, as amended, that is received at any time prior to the date of a Commission meeting to consider final action including any continuation thereof on the application. All written reports shall contain the following:

- (a) The case name and number;
- (b) The date the public meeting of the ANC to consider the application occurred;
- (c) A statement that proper notice of that public meeting was given by the ANC;
- (d) The number of members of the ANC that constitute a quorum and the number of members present at the public meeting;
- (e) The issues and concerns of the ANC about the application, as related to the standards against which the application shall be judged;
- (f) The recommendation, if any, of the ANC as to the disposition of the application;
- (g) The outcome of the vote on the motion to adopt the report to the Commission;
- (h) The name of the person who is authorized by the ANC to present the report; and
- (i) The signature of the ANC Chairperson or Vice Chairperson.



**BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:		Case Name:	
Address or Square/Lot(s) of Property:			
Relief Requested:			

ANC MEETING INFORMATION

Date of ANC Public Meeting:	D	D	/	M	M	/	Y	Y	Was proper notice given?:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:													
Number of members that constitutes a quorum:		Number of members present at the meeting:											

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

AUTHORIZATION

ANC		Recorded vote on the motion to adopt the report (i.e. 4-1-1):	
Name of the person authorized by the ANC to present the report:			
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			
Signature of Chairperson/ Vice-Chairperson:		Date:	

**ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.**