



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



**FORM 145 – AFFIDAVIT OF POSTING**

Before completing this form, please review the instructions on the reverse side.  
Print or type all information unless otherwise indicated.

Holland Knight Freda Hobar (Name of person posting the property), being first duly sworn, do hereby depose and say that:

On 9-28-2022 (date) at 10:15 AM (time) I caused 2 (number of notices)

Zoning Sign(s) furnished by the Office of Zoning to be posted on private property known as:

1100 South Capitol Street SE (address of premises)

In plain view of the public on the following street frontages:

I caused to be taken, 2 (no. of photos) photograph(s), attached hereto, of the Zoning Sign(s) in place which fairly depict each

Zoning Sign as seen by the public. The photographs are numbered and correspond to the following street frontages:

Photograph No.	Street Frontage
1.	South Capitol Street SE
2.	L Street SE

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.  
(D.C. Official Code § 22 2405)

Date: 9-28-2022 Signature: Holland Knight Freda Hobar

Subscribed and sworn to before me this 28<sup>th</sup> (date) day of September, 2022 (month) (year)

Sean Orren Brower (Signature)  
Notary Public, D.C.

My commission expires on: Mar. 31, 2027 (date)



# RUBEN COMPANIES

FOR INFORMATION  
[info@rubenco.com](mailto:info@rubenco.com)  
[www.rubenco.com](http://www.rubenco.com)

**ZONING COMMISSION**  
**NOTICE OF PUBLIC HEARING**

APPLICATION NO: 22-28

APPLICANT: 1100 South Capitol, Ne

CASE SUMMARY:

Air Rights     Modification     Map Amendment  
 Campus Plan (Further Processing)     Planned Unit Development     Design Review

ANC: 6D

Public Hearing Date/Time: \_\_\_\_\_

Location: VIRTUALLY VIA WEBEX (SEE DCOZ.DC.GOV FOR DETAILS)

For more information please contact the District of Columbia Office of Zoning: (202) 727-6311 • website: www.dcoz.dc.gov • e-mail: dcoz@dc.gov

THIS SIGN SHALL NOT BE REMOVED, DESTROYED, OR DISTRIBUTED UNDER PENALTY OF THE LAW.

# ZONING COMMISSION NOTICE OF PUBLIC HEARING

APPLICATION NO: **22-28**

APPLICANT: **1100 South Capital, LLC**

### CASE SUMMARY:

- Air Rights
- Modification
- Map Amendment
- Campus Plan (Futher Processing)
- Planned Unit Development
- Design Review

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:  
E.C. CASE NO. 22-28 (1100 SOUTH CAPITAL, LLC) - Design Review @ Square 096, Lot 814 and 817 (1100 South Capital Street, S.E.D)

THIS CASE IS OF INTEREST TO ANC'S

1100 SOUTH CAPITAL, LLC (the "Applicant") filed an application (the "Application") on July 29, 2022, pursuant to the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, Zoning Regulations of 2016, to which all references are made unless otherwise specified) requesting review and approval by the Zoning Commission for the District of Columbia (the "Commission") for design review as required by the provisions of Subtitle 1, § 216.8 and Subtitle 1, Chapter 1, for Lots 814 and 817 in Square 096, being a small section of 1100 South Capital Street, S.E. (the "Property").

The Property includes approximately 12,575 square feet of land and is located in the southeast corner of the intersection of L and South Capital Street in southeast Washington, D.C. (and is the Property is located in the 2nd zone and is within the M and South Capital Street Subarea as described in Subtitle 1, § 216). The objectives of the M and South Capital Street Subarea are to ensure the preservation of the historically important retail uses of the Capital Center and further the development of a high-density, second- and third-story retail uses of the Capital Center neighborhood.

The Applicant proposes to develop the Property with a new residential building with approximately 296,224 square feet of gross floor area (approximately 3.14 FAR), composed of approximately 148 residential units (five or seven 1000) and a maximum building height of 130 feet. The Applicant requests flexibility to reduce the proposed ground floor residential amenity space with wheelchair clear of distance along South Capital Street increases in the future. Approximately 142 parking spaces will be provided in a below-grade garage, accessed from the existing public alley. All building and driveway will also be provided from the alley.

The public hearing in this case will be conducted in accordance with the current use provisions of Subtitle 1, Chapter 4 of the Zoning Regulations (Title 11 of the DCMR, Zoning Regulations of 2016, of the District of Columbia Municipal Regulations, which includes the provisions in the District of Emergency and Preparedness adopted by the Council, Ordinance No. 11, 2016, as E.C. Case No. 20-11.

To review the record for this case, please visit the Interactive Zoning Information System (IZIS) at [www.dcoz.dc.gov](http://www.dcoz.dc.gov).

ANC: **6D**

Public Hearing Date/Time: **7/27/22 4:00 PM**

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF PUBLIC HEARING

TIME AND PLACE:  
Thursday, November 17, 2022, at 4:00 p.m.  
Via WebEx: <https://dcoz.dc.gov>  
Via Telephone: 202-727-6311 (for assistance & watch participation & items)  
Via YouTube: <https://www.youtube.com/watch?v=1C0f8d8d8d8d>  
Zoom Meeting: <https://zoom.us/j/812222222222>  
Where: Room 1000, 1000 North Capitol Street, N.E., Washington, D.C. 20002

Location: **VIRTUALLY VIA WEBEX (SEE DCOZ.DC.GOV FOR DETAILS)**

For more information please contact the District of Columbia Office of Zoning:  
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