Government of the District of Columbia
OFFICE OF ZONING

Z.C. CASE NO.: 70-16A

I herby certify that on JAN 0 9 2006 copies of this Z.C. Notice of Public Hearing were mailed first class, postage prepaid or sent by inter-office government mail to the following:

1. *D.C. Register*

2. Phil Feola, Esq.
Pillsbury Winthrop Shaw Pittman LLP
2300 N Street, N.W.
Washington, D.C. 20037-1128

3. Vince Micone, Chair
ANC 2A
St. Mary's Court
725 24th Street, NW
Washington, DC 20037

4. Commissioner Richard Price
ANC/SMD 2A02
2555 Pennsylvania Ave., NW #818
Washington, DC 20037

5. Gottlieb Simon
ANC
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004

6. Councilmember Jack Evans

7. Office of Planning (Ellen McCarthy)

8. Ken Laden, DDOT

9. Bill Crews, Zoning Administrator

10. Owners Within 200 Feet (see attached list provided by Applicant)

11. Julie Lee
General Counsel
941 North Capitol Street, N.E.
Suite 9400
Washington, D.C. 20002

12. Office of the Attorney General

ATTESTED BY: Sharon S. Schellin
Sharon S. Schellin
Acting Secretary to the Zoning Commission

ZONING COMMISSION
District of Columbia
Case 70-16A
Exhibit 18

ZONING COMMISSION
District of Columbia
CASE NO.70-16A
EXHIBIT NO.18

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Thursday, March 2, 2006, 6:30 P.M.**
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 70-16A (PUD Modification – 2101 L Street, NW)

THIS CASE IS OF INTEREST TO ANC 2A

On September 16, 2005, the Office of Zoning received an application from CESC 2101 L Street *LLC* (the "Applicant"). The Applicant is requesting approval of a modification to a previously approved planned unit development ("PUD"). The Office of Planning provided its report on October 28, 2005, and the case was set down for hearing on November 14, 2005. The Applicant filed its prehearing statement on December 15, 2005.

The property that is the subject of this application consists of approximately 50,888 square feet of land area and is located at 2101 L Street, NW (Square 72, Lot 76). The property has frontage along 21st Street, NW and L Street, NW and is located in the C-3-C Zone District. The development currently on the site consists of a ten-story office building with limited retail use.

The project remains consistent with the plans the Zoning Commission approved in 1973 with a few modifications. The primary modifications the Applicant seeks approval of are new façade treatments, enclosure of the existing street level arcade, and diminishing the recesses at the second and ninth floors. The floor area ratio of the building after the proposed modifications will be 7.1. The height of the building will remain below 110 feet and ground floor retail space will remain. Neither parking for motor vehicles or for bicycles will be affected by the modifications, nor will the multi-level plaza at the rear of the building.

The architects for the Applicant are WDG Architects PLLC; the land use counsel is Pillsbury Winthrop Shaw Pittman, LLP.

The public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022.

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.

How to participate as a party.

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations.

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 fourteen (14) days prior to the date set for the hearing, a written statement containing the following information:**

(a) The person's name, address, and daytime telephone number;

(b) A request to appear and participate as a party;

(c) Whether the person will appear as a proponent or opponent of the application;

(d) Whether the person will appear through legal counsel, and if so, the name and address of legal counsel;

(e) A list of witnesses who will testify on the person's behalf;

(f) A summary of the testimony of each witness;

(g) An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts;

(h) The total amount of time being requested to present their case; and

(i) A written statement setting forth why the person should be granted party status, including reference to the following:

(1) The property owned or occupied by the person, or in which the person has an interest, that will be affected by the action requested of the Commission;

(2) The legal interest the person has in said property, such as owner, tenant, trustee, or mortgagee;

(3) The distance between the person's property and the property that is the subject of the application before the Commission;

(4) The economic, social, or other impacts likely to affect the person and/or the person's property if the action requested of the Commission is approved or denied; and

(5) An explanation of how the person's interest as identified in response to paragraph (4) would likely be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.

The applicant shall also provide the information indicated in (e) through (h) to the extent that the information is not contained in the Applicant's prehearing submission as required by 11 DCMR § 3013.1. The information shall be filed no later than fourteen (14) days before the date of the hearing.

If an affected Advisory Neighborhood Commission (ANC) intends to participate at the hearing, the ANC shall submit the written report described in § 3012.5 no later than seven (7) days before the date of the hearing. The report shall also contain the information indicated in (e) through (h) above.

Time limits.

The following time limits for oral testimony shall be adhered to unless changed by the Commission, and no time may be ceded:

1.	Applicant and parties in support	60 minutes collectively
2.	Parties in opposition	15 minutes each (60 minutes collectively)
3.	Organizations	5 minutes each
4.	Individuals	3 minutes each

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 210, 441 4th Street, N.W., Washington, D.C. 20001. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

CAROL J. MITTEN, ANTHONY J. HOOD, JOHN G. PARSONS, MICHAEL G. TURNBULL, AND GREGORY N. JEFFRIES ---------- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON S. SCHELLIN, ACTING SECRETARY TO THE ZONING COMMISSION.

BWI Properties Inc.
c/o Northridge Capital Inc.
1000 Potomac St., NW, Ste. 150
Washington, DC 20007-3501

W2005 Wyn Hotels LP
Suite 1400
545 E. John Carpenter Fwy.
Irving, TX 75062-8114

David Hornstein
c/o Gelman Co.
2120 L St., NW
Washington, DC 20037-1527

James M. Doherty
1117 New Hampshire Ave., NW
Washington, DC 20037-1500

William I. Garner
1117 New Hampshire Ave., NW
Washington, DC 20037-1500

Dean G. Phelus
1117 New Hampshire Ave., NW
Washington, DC 20037-1500

Christin Tinsworth
1117 New Hampshire Ave., NW
Washington, DC 20037-1500

Winston House Associates LLC
c/o Irwin P. Edlavitch
1920 L St., NW, Ste. 300
Washington, DC 20036-5038

Humane Society of the United States
519 C St., NE
Washington, DC 20002-5809

Trizechahn LLC
2000 L Street Property
Tax-Dept. 113
PO Box 4900
Scottsdale, AZ 85261-4900

George Washington University
c/o George Washington U
2121 I St., NW
Seventh Floor
Washington, DC 20052-0001

US Property Fund III GMBH and CO KG
c/o Deloitte & Touche LLP
191 Peachtree St., NE, Ste. 1500
Atlanta, GA 30303-1749

Quing Li
1117 New Hampshire Ave., NW
Washington, DC 20037-1555

Pamela J. Slater
1117 New Hampshire Ave., NW
Washington, DC 20037-1552

Donato A. Rodriguez
c/o Weichert Realtors
5034 Wisconsin Ave., NW
Washington, DC 20016-4125

John W. Ruser
3539 Porter St., NW
Washington, DC 20016-3177

Gelman Building LTD
Gelman Management Co.
2120 L St., NW, Ste. 800
Washington, DC 20037-1549

Steven Atkiss
2150 L St., NW
Washington, DC 20037-1523

District of Columbia John A. Wilson Building
1350 Pennsylvania Ave., NW
Washington, DC 20004-3001

2033 K LP
c/o Brent Hardman Prudential Asset Resources
2200 Ross Ave., Ste. 4200E
Dallas, TX 75201-2758

EOP-Three Lafayette LLC
c/o Property Tax Dept.
PO Box A3879
Chicago, IL 60690-3879

EOP-Two Lafayette LLC
c/o Property Tax Dept.
PO Box A3879
Chicago, IL 60690-3879

C&P Telephone Company
Property Tax Dept.
PO Box 152206
Irving, TX 75015-2206

Mike Tyler
The Charles E. Smith Companies
1666 K Street, NW
Washinton, DC 20006

Paul Sowter
The Charles E. Smith Companies
1666 K Street, NW
Washinton, DC 20006

ANC 2A
St. Mary's Court
725 24th Street, NW
Washington, DC 20037