ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

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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

ZONING COMMISSION
District of Columbia
ZONING COMMISSION
Case District of Columbia
CASE NO.70-16A
Exhibit EXHIBIT NO.20

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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