

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



Z.C. CASE NO.: 05-35

As Secretary to the Commission, I hereby certify that on APR 11 2007 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. <i>D.C. Register</i> | 7. Office of Planning (Harriet Tregoning) |
| 2. Paul Tummonds Jr., Esq.
Pillsbury Winthrop Shaw Pittman LLP
2300 N Street, N.W.
Washington, D.C. 20037-1128 | 8. Ken Laden, DDOT |
| 3. Anthony Muhammad, Chair
ANC 8A
2100 M.L.K. Avenue, S.E.
Washington, DC 20020 | 9. Zoning Administrator (Bill Crews) |
| 4. Commissioner Lendia Sue Johnson
ANC/SMD 8A07
1512 Howard Place S.E.
Washington, DC 20020 | 10. Jill Stern
General Counsel - DCRA
941 North Capitol Street, N.E.
Suite 9400
Washington, D.C. 20002 |
| 5. Gottlieb Simon
ANC
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004 | 11. Office of the Attorney General
(Alan Bergstein) |
| 6. Councilmember Marion Barry | 12. MLK Library (30 copies) |
| | 13. Property Owners Within 200 Feet
(see attached list provided by applicant) |

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

ZONING COMMISSION
District of Columbia

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

TIME AND PLACE: **Thursday, May 24, 2007, @ 6:30 PM**
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. 05-35 (Horning Brothers & Stanton Square, LLC – Consolidated Planned Unit Development)

THIS CASE IS OF INTEREST TO ANC 8A

On November 11, 2005, the Office of Zoning received an application from Horning Brothers¹ (the “Applicant”). The Applicant is requesting consolidated approval of a planned unit development (“PUD”) and related zoning map amendment. The Office of Planning provided its report on November 9, 2006, and the case was set down for hearing on February 12, 2007. The Applicant provided its pre-hearing statement on March 14, 2007.

The property that is the subject of this application is bounded by Stanton Road, Elvans Road, and Pomeroy Road, S.E. The property is made up of Lots 60, 61, 78, 832, 835, 853, 854, 855, 856, 857, 858, 873, 878, and 879 of Square 5877 (the “Subject Property”). The Subject Property is located in the Fort Stanton neighborhood of Ward 8 and consists of approximately 353,256 square feet of land area.

The Subject Property is currently located in the R-3 Zone District. The Zoning Map Amendment application requests a PUD-related rezoning of the Subject Property to the R-5-A District.

The proposed PUD seeks consolidated approval to develop 187 new townhomes on the presently-vacant Subject Property. Approximately one third of the total number of townhomes will be reserved as workforce affordable units for householders earning up to 60% and up to 80% of the Area Median Income. The project will also feature a green space and low-impact design features. The proposed development provides 267 to 287 parking spaces, with approximately 37 designated parallel parking spaces on the interior roadway system.

¹ Stanton Square LLC is the current owner of the site. Horning Brothers and Stanton Square LLC have entered into a contract whereby Horning Brothers will act as fee developer for the site upon approval of this project by the Zoning Commission.

This 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 is 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:

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|-------------------------------------|---|
| 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 |

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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 SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

05-35

Renee M. Fontno
12900 Toburo Trail Lane
Brandywine, Maryland 20613

Charles Edwards
1507 Howard Rd, SE
Washington, DC 20020-4424

Alvin E. Goins, Jr.
206 Emerson Street, NW
Washington, DC 20011-4108

Arquilla T. Tillman
1509 Howard Rd, SE
Washington, DC 20020-4424

Joseph Jr. & L. Horning
Horning Brothers
1350 Connecticut Avenue, NW
Washington, DC 20036-1733

Leslie L. Green
1511 Howard Rd, SE
Washington, DC 20020-4424

J.F. Jr. & E. Horning
Horning Brothers
1350 Connecticut Avenue, NW
Washington, DC 20036-1733

Robin L. Wilson
1513 Howard Rd, SE
Washington, DC 20020-4424

E. Horning
1350 Connecticut Avenue, NW
Washington, DC 20036-1733

Tamela L. Alexandra
2347 Pomeroy Rd, SE
Washington, DC 20020-3513

Clyde E. Settle
1501 Erie Street, SE
Washington, DC 20020-3509

Maria Lopez
2345 Pomeroy Rd, SE
Washington, DC 20020-3513

DC Government
Department of Administrative Services
441 4th Street, NW
Room 700 South
Washington, DC 20001

Ronny D Scott
2343 Pomeroy Rd, SE
Washington, DC 20020-3513

Clifton G. Young
1501 Howard Road, SE
Washington, DC 20020-4424

Anthony Smith
2341 Pomeroy Rd, SE
Washington, DC 20020-3513

Jennell D. Morris
1503 Howard Rd, SE
Washington, DC 20020-4424

Mattie L Collins
2339 Pomeroy Rd, SE
Washington, DC 20020-3513

Valerie Williams
1505 Howard Rd, SE
Washington, DC 20020-4424

Charlene S. Wills
237 Pomeroy Rd, SE
Washington, DC 20020-3513

Angela Brown
2335 Pomeroy Rd, SE
Washington, DC 20020-3513

Dionne M Bryant
2351 Pomeroy Rd. SE
Washington, DC 20020-3513

The Townes at Hillsdale Homeowners Association
101 S Tyron Fl 18
Charlotte, NC 28255-0001

John E Watson
2349 Pomeroy Rd. SE
Washington, DC 20020-3513

Jason T Leecost
2732 Stanton Rd, SE
Washington, DC 20020-4456

The Townes at Hillsdale Homeowners
Associations, Inc.
c/o William C. Smith & Company
1100 New Jersey Avenue, SE # 1000
Washington, DC 20003-3302

Deborah D Phillip
2734 Stanton Rd. SE
Washington, DC 20020-4456

Karen Lee
2422 Hillsdale Pl. SE
Washington, DC 20020-4450

Nicole A Garner
2736 Stanton Rd. SE
Washington, DC 20020-4456

Hanif M Aljami
2420 Hillsdale Pl. SE
Washington, DC 20020-4450

Peter J. Brown
2738 Stanton Rd. SE
Washington, DC 20020-4456

Robyn E Meredith
2418 Hillsdale Pl. SE
Washington, DC 20020-4450

Neillie M Gaskins
2740 Stanton Rd. SE
Washington, DC 20020-4456

Tamecia E Bradshaw
2416 Hillsdale Pl. SE
Washington, DC 20020-4450

Kamala Oliver
2742 Stanton Rd. SE
Washington, DC 20020-4456

Robert Gillespie
2414 Hillsdale Pl. SE
Washington, DC 20020-4450

Nicole L Watson
2744 Stanton Rd. SE
Washington, DC 20020-4456

Aakhu T Freeman
2412 Hillsdale Pl. SE
Washington, DC 20020-4450

Marie Caldwell
2353 Pomeroy Rd. SE
Washington, DC 20020-3513

Angela M Bolton
703 Hamilton St. NW
Washington, DC 20011-4031

Saint John CME Church
2801 Stanton Road, SE
Washington, DC 20020-3576

Harriet B. Sommers
2927 Stanton Road, SE
Washington, DC 20020-7865

Frank Gadson
2407 Pomeroy Road, SE
Washington, DC 20020-3515

Revocable Lucius C. Gallion
1371 Morris Road, SE
Washington, DC 20020-5215

Board of Trustees of St. John C.M.E. Church
2801 Stanton Road, SE
Washington, DC 20020-3576

Christina M. Boyd
2923 Stanton Road, SE
Washington, DC 20020-7865

Harriet L. Weltman
PO Box 32232
Washington, DC 20007-0532

P. M. Diaz
2921 Stanton Road, SE
Washington, DC 20020-7865

Chito Pepler
2931 Stanton Road, SE
Washington, DC 20020-7865

Lucie Adams
2913 Stanton Road, SE
Washington, DC 20020-7865

Chenn Inc. Nixon Peabody LP
3040 Stanton Road, SE, Apt. 101
Washington, DC 20020-7877

People's Cooperative Association, Inc.
700 E Street, SE
Washington, DC 20003-2840

Levell D. Holly
2409 Elvans Road, SE
Washington, DC 20020-3505

Stanton Oaks Associates
c/o Greystone Service Corporation LLC
419 Belle Air Lane
Warrenton, Virginia 20186-4368

Fabco Investment Corporation
c/o Floyd H. Bolls
1218 45th Place, SE
Washington, DC 20019-5713

Universal Holiness Church
c/o Rev. J. Morgan Hodges
2426 Elvans Road, SE
Washington, DC 20020-3506

E. Levin
c/o E.L. Sturne
3608 Veazey Street, NW
Washington, DC 20008-3135

Lorenzo A. Calender
2428 Elvans Road, SE
Washington, DC 20020-3506

Virgil Williams
1900 16th Street, SE, #00303
Washington, DC 20020-4854

NATCO Developers Inc.
Suite 124
1701 Pennsylvania Avenue, NW
Washington, DC 20006-5805

TSC/Joy Stanton Road LLC
PO Box 40028
Washington, DC 20016-0028

Ophelia F. Grimes
2398 Elvans Road, SE
Washington, DC 20020-3504

Kevin Lineberger
2396 Elvans Road, SE
Washington, DC 20020-3504

Miriam Guzman
2394 Elvans Road, SE
Washington, DC 20020-3504

Juanita R. Griffin
2311 Elvans Road, SE
Washington, DC 20020-3545

Hubert G. Bishop
2315 Elvans Road, SE
Washington, DC 20020-3545

John D. Neumann Properties Inc.
c/o John D. Neumann, Jr.
5600 Wisconsin Avenue, Apt. 901
Chevy Chase, Maryland 20815-4411

Richard Moore
2392 Elvans Road, SE
Washington, DC 20020-3504

ANC 8A
ATTN: Lendia Johnson
2100 Martin Luther King Jr. Avenue, SE
Washington, DC 20020