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OFFICE OF ZONING
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ZONING COMMISSION
District of Columbia
CASE NO.14-18A
EXHIBIT NO.11

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



September 28, 2016

ANC 5C
PO Box 91902
Washington, DC 20018

Commissioner Regina James
ANC/SMD 5C05
1363 Adams Street, NE
Washington, DC 20018

ANC 5B
1920 Irving Street, NE
Washington, DC 20018

Commissioner Monique C. Smith
ANC.SMD 5C06
1714 Montana Avenue, NE
Washington, DC 20018

Re: Z.C. Case No. 14-18A (Mid-City Financial Corporation, *et al.* – Second-Stage PUD and Modification to First-Stage PUD @ Square 3953, Lots 1, 2, and 3)

Dear ANC Chairs & ANC/SMD Commissioners:

Pursuant to D.C. Official Code § 1-309.10(b), the Zoning Commission for the District of Columbia hereby gives you notice of the receipt of an application from Mid-City Financial Corporation, Brentwood Associates, LP, and MCF Brentwood SC, LLC (collectively, the “Applicant”) for approval of a second-stage planned unit development (“PUD”) and modification to the previously approved first-stage PUD for property located in the northeast quadrant of the District on a site bounded by Saratoga Avenue (north), Brentwood Road (west), 14th Street (east), and a public alley (west), also known as Square 3953, Lots 1, 2, and 3. Please note that this case was filed electronically through the Interactive Zoning Information System (“IZIS”). You can access and file your report for this case through IZIS at <http://app.dcoz.dc.gov>.

Pursuant to Subtitle Z § 400.7, the ANC has the opportunity to file the attached Form 130 – ANC Setdown Report to provide feedback on whether or not the Zoning Commission should set down the case for public hearing. You have 30 days to file the ANC Setdown Form from the date the application was referred (Subtitle Z § 400.8).

Further, you will also receive notice of the hearing date at least 40 calendar days in advance. 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. However, as a practical matter, the Commission cannot make a decision that soon, because it must first hold a public hearing and, for those cases that require proposed action to be taken, the National Capitol Planning Commission is thereafter given thirty days to review the 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