



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

On Aug 30 - 2021 (date) at 10:45 (time) I caused 3 (number of notices)

Zoning Sign(s) furnished by the Office of Zoning to be posted on private property known as:
Irving Street NW (address of premises) Georgia Ave NW Columbia Rd NW

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

I caused to be taken, 3 (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 |
|----------------|------------------------|
| <u>1</u> | <u>Irving st. NW</u> |
| <u>2</u> | <u>Georgia Ave. NW</u> |
| <u>3</u> | <u>Columbia Rd. NW</u> |
| | |
| | |
| | |
| | |

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.

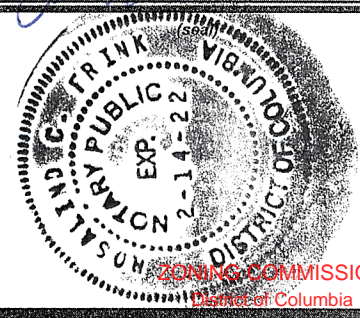
(D.C. Official Code § 22 2405)

Date: Aug 30 - 2021 Signature: Holland & Knight Freda Kebab

Subscribed and sworn to before me this 30th (date) day of August (month) 2021 (year)

Rosalind Jorink (Signatory)
Notary Public, D.C.

My commission expires on: 02/14/2022 (date)



ZONING COMMISSION
District of Columbia
CASE NO. 16-11
EXHIBIT NO. 300

ZONING COMMISSION NOTICE OF PUBLIC HEARING

APPLICATION NO:

ZC 16-11

APPLICANT:

Z.C. Case No. 16-11 (Park View Community & the District of Columbia - Consolidated PUD & Related Map Amendment (Square 2890, Part of Lot 849))

CASE SUMMARY:

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

THIS CASE IS OF INTEREST TO ANC 1A

Use of Historic Resources

All historic resources and historic structures must be identified on the record at least 30 days prior to the start of the hearing and the record at www.dcoz.dc.gov and before the public hearing or at the hearing.

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The Commission noted that after it had issued the 10-11 Order, the District updated its Comprehensive Plan for the area.

- The Board of Zoning Adjustment (BZA) Law 21-027, effective August 27, 2020, and
- The Board of Zoning Adjustment (BZA) Law 21-027, effective August 27, 2020, and

The Commission noted that in adopting these updates, the District specifically changed the Comprehensive Plan policies that were the subject of the 10-11 Order. Since the Framework Decision has already taken effect, and the Commission of the updated Comprehensive Plan has been adopted by the Council and is now pending the completion of the Congressional review period, the Commission decided to:

- Have the parties and the Office of Planning (OP) to review the updates and the proposed PUD under the updated Comprehensive Plan, particularly with regard to the issues presented by the 10-11 Order.

The application shall be reviewed under Chapter 24 of the 1985 Zoning Regulations because the Commission on the application was prior to the September 1, 2016, repeal of the 1985 Zoning Regulations, although the public hearing will be conducted in accordance with the current provisions of Subtitle C, Chapter 4, of the zoning regulations.

The notice of the hearing and the public hearing shall be posted in the record at 11:00 a.m. on the date of the hearing and the public hearing shall be held on the date of the hearing.

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

ANC:

ANC 1A

Public Hearing
Date/Time:

OPENING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF LIMITED SCOPE VIRTUAL PUBLIC HEARING

Friday, October 15, 2023, @ 2:00 p.m.
WebEx or Zoom. Information will be provided on the day of the hearing.

FOR THE LIMITED PURPOSE OF EXHAUSTING THE FOLLOWING APPLICANTS UNDER THE UPDATED COMPREHENSIVE PLAN AND THE RULES ON REVIEW FROM THE DISTRICT OF COLUMBIA COURT OF APPEALS TO THE ZONING COMMISSION:

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
REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW

ZONING COMMISSION

NOTICE OF PUBLIC HEARING

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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF LIMITED SCOPE VIRTUAL PUBLIC HEARING

TIME AND PLACE: Tuesday, October 19, 2021, @ 4:00 p.m.
WebEx or Telephone – Instructions will be provided on the OZ website by Noon of the Hearing Date

FOR THE LIMITED PURPOSE OF EVALUATING THE FOLLOWING APPLICATION UNDER THE UPDATED COMPREHENSIVE PLAN AND THE ISSUES ON REMAND FROM THE DISTRICT OF COLUMBIA COURT OF APPEALS TO THE ZONING COMMISSION

Z.C. Case No. 16-11 (Park View Community & the District of Columbia – Consolidated PUD & Related Map Amendment (Square 2890, Part of Lot 849))

THIS CASE IS OF INTEREST TO ANC 1A

Final and Written Testimony
• All who wish to testify in this case are strongly encouraged to sign up to do so at least 24 hours prior to the start of the hearing on OZ's website at <https://www.dcoz.dc.gov/record> – see below "How to participate in a virtual public hearing."
• All written testimony and/or testimony must be submitted to the record at least 24 hours prior to the start of the hearing – see below "How to participate in a virtual public hearing."

At its July 26, 2021 public meeting, and pursuant to Subtitle Z, Chapter 5, of the Zoning Regulations (Title 11 of the DCMR, zoning Regulations of 2016, to which all reform amendments are made unless otherwise specified) the Zoning Commission (the "Commission") deliberated on the order of the Court of Appeals (Lamotte v. D.C. Z.C., 239 A.3d 763 (2020)) (the "Remand Order"), that vacated and remanded Z.C. Order No. 16-11 ("16-11 Order") that approved a planned unit development ("PUD") for part of Lot 849 in Square 2890 (the "Property") for the Commission to address potential inconsistencies with parts of the Comprehensive Plan identified by the Remand Order and then to reevaluate the proposed PUD and explain its reasoning in reaching its conclusion to approve or deny the PUD.

The Commission noted that after it had issued the 16-11 Order, the District updated its Comprehensive Plan in two parts:

- The Framework Element (D.C. Law 23-0127), effective August 27, 2020; and
- The remainder of the Comprehensive Plan (D.C. Act 24-0110), anticipated to take effect on September 23, 2021 (collectively, the "updated Comprehensive Plan").

The Commission noted that in adopting these updates, the District specifically changed the Comprehensive Plan policies that were the subject of the Remand Order. Since the Framework Element has already taken effect, and the remainder of the updated Comprehensive Plan has been adopted by the District and is only pending the completion of the Congressional review period, the Commission decided to:

- Have the parties and the Office of Planning ("OP") file written statements analyzing the proposed PUD under the updated Comprehensive Plan, particularly with regard to the issues

raised by the Remand Order – these statements shall be submitted to the Office of Zoning by 5:00 p.m. on Monday, September 27, 2021, and

- Hold a limited scope public hearing for the parties and the public to address how the proposed PUD should be evaluated under the updated Comprehensive Plan that will be fully in effect prior to the limited scope public hearing, particularly as regards the issues raised by the Remand Order.

The application shall be evaluated under Chapter 24 of the 1958 Zoning Regulations because the Commission set the application down prior to the September 6, 2016, repeal of the 1958 Zoning Regulations, although this public hearing will be conducted in accordance with the continued case provisions of Subtitle Z, Chapter 4, of the current regulations.

The scope of the filings and the public hearing shall be limited to the record in Z.C. Case No. 16-11. The parties to the case remain those previously granted party status by the Commission – no new party status requests will be accepted. The filings and public hearing statements shall be limited to addressing how the proposed PUD does or does not satisfy the PUD requirements of Chapter 24 of the 1958 Zoning Regulations based on the updated Comprehensive Plan.

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

ANC:

ANC 1A

Public Hearing
Date/Time:

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF LIMITED SCOPE VIRTUAL PUBLIC HEARING
TIME AND PLACE: Tuesday, October 19, 2021, @ 4:00 p.m.
WebEx or Telephone – Instructions will be provided on the OZ website by Noon of the Hearing Date

Location:

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

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

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Oral and Written Testimony

All oral testimony in this case is strongly encouraged to begin at least 15 minutes prior to the start of the hearing on 10/19/21 at 4:00 p.m. at the hearing location. See below for more information on how to participate in a virtual hearing.

All written testimony and/or testimony must be submitted to the record at least 24 hours prior to the start of the hearing – see below for more information on how to participate in a virtual hearing.

At its July 26, 2021 public meeting, and pursuant to Subtitle Z, Chapter 9, of the Zoning Regulations (Title 11 of the DCMR, Zoning Regulations of 2016, to which all references herein are made unless otherwise specified) the Zoning Commission (the "Commission") deliberated on the order of the Court of Appeals (Commissu v. D.C. Z.C. 229 A.34 768 (2020) (the "Remand Order"), that vacated and remanded Z.C. Order No. 16-11 ("16-11 Order") that approved a planned unit development ("PUD") for part of Lot 849 in Square 2890 (the "Property") for the Commission to address potential inconsistencies with parts of the Comprehensive Plan identified by the Remand Order and then to reevaluate the proposed PUD and explain its reasoning in reaching its conclusion to approve or deny the PUD.

The Commission noted that after it had issued the 16-11 Order, the District updated its Comprehensive Plan in two parts:

- The Framework Element (D.C. Law 23-0127), effective August 27, 2020; and
 - The remainder of the Comprehensive Plan (D.C. Act 24-0110), adopted to take effect on September 25, 2021 (collectively, the "updated Comprehensive Plan").
- The Commission noted that in adopting these updates, the District specifically changed the Comprehensive Plan policies that were the subject of the Remand Order. Since the Framework Element has already taken effect, and the remainder of the updated Comprehensive Plan has been adopted by the District and is only pending the completion of the Congressional review period, the Commission decided to:
- Have the parties and the Office of Planning ("OP") file written statements analyzing the proposed PUD under the updated Comprehensive Plan, particularly with regard to the issues

raised by the Remand Order – these statements shall be submitted to the Office of Zoning by 5:00 p.m. on Monday, September 27, 2021; and

- Hold a limited scope public hearing for the parties and the public to address how the proposed PUD should be evaluated under the updated Comprehensive Plan that will be fully in effect prior to the limited scope public hearing, particularly to engage the issues raised by the Remand Order.

The application shall be evaluated under Chapter 24 of the 1958 Zoning Regulations because the Commission set the application down prior to the September 6, 2016, repeal of the 1958 Zoning Regulations, although this public hearing will be conducted in accordance with the continued use provisions of Subtitle Z, Chapter 4, of the current regulations.

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