

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



**Z.C. CASE NO.: 21-20**

As Secretary to the Commission, I hereby certify that on November 23, 2021, copies of this Z.C. Notice of Public Hearing (along with cover letter for the ANC) for Case No. 21-20 were sent via electronic mail, or by first-class, postage prepaid or interoffice mail if indicated by an asterisk(\*), to the following:

1. *D.C. Register*
2. Christine A. Roddy, Esq.  
Lawrence Ferris, Esq.  
Goulston & Storrs
3. ANC 6D  
[6D@anc.dc.gov](mailto:6D@anc.dc.gov)
4. Commissioner Fredrica "Rikki" Kramer  
ANC/SMD 6D05  
[6D05@anc.dc.gov](mailto:6D05@anc.dc.gov)
5. Councilmember Charles Allen  
[callen@dccouncil.us](mailto:callen@dccouncil.us)
6. Schannette Grant  
ANC  
[Schannette.Grant@dc.gov](mailto:Schannette.Grant@dc.gov)
7. Office of Planning (Jennifer Steingasser)
8. DDOT (Aaron Zimmerman & Jonathan Rogers)
9. Esther Yong McGraw, Esq.  
General Counsel  
DCRA
10. Lead Attorney - ZC (Hillary Lovick, Esq.)
11. Connor Rattey (DOEE)
12. At-Large Councilmembers:
  - Phil Mendelson
  - Christina Henderson
  - Anita Bonds
  - Robert White, Jr.
13. Property Owners Within 200 Feet (see attached list provided by Applicant) \*

ATTESTED BY:

A handwritten signature in blue ink that reads "Sharon S. Schellin".

**Sharon S. Schellin**  
**Secretary to the Zoning Commission**  
**Office of Zoning**

MR. PETER MAY  
NATIONAL PARK SERVICE  
US GOVERNMENT PROPERTY  
1100 OHIO DRIVE SW  
WASHINGTON DC 20242

DISTRICT OF COLUMBIA  
2000 14TH STREET NW, 8TH FLOOR  
WASHINGTON DC 20009-4487

STEUART INVESTMENT COMPANY  
5454 WISCONSIN AVE STE 700  
CHEVY CHASE MD 20815-6937

BUZZARD 1800 HALF STREET PROPERTY OWNER LLC  
3050 K ST NW STE 125  
WASHINGTON DC 20007-5122

FLORIDA ROCK PROPERTIES INC  
C/O FRP DEVELOPMENT COR  
34 LOVETON CIR  
SPARKS MD 21152-9204

POTOMAC ELECTRIC POWER COMPANY  
701 9TH ST NW  
WASHINGTON DC 20001-4572

21-20

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Zoning Commission**



November 23, 2021

ANC 6D  
[6D@anc.dc.gov](mailto:6D@anc.dc.gov)

Commissioner Fredrica "Rikki" Kramer  
ANC/SMD 6D05  
[6D05@anc.dc.gov](mailto:6D05@anc.dc.gov)

**Re: Z.C. Case No. 21-20, Steuart Investment Company - CG Design Review and Special Exception Relief from Penthouse Setback for Property Located @ Square 662, Lot 801 & Square 662E, Lot 800 (S. Capitol Street, north of S Street, S.W.)**

Dear ANC Chair & 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 the above-named Applicant for a CG Design Review and Special Exception Relief from Penthouse Setback for property located in the southwest quadrant of the District as indicated above. 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 <https://app.dcoz.dc.gov>.

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 ANC supports or opposes the application, but that it also identify each issue and concern that led to the recommendation made.

If your ANC has not received a courtesy copy of the application from the Applicant, please notify us so we can assist you in obtaining a copy. If you have any questions, please do not hesitate to contact me at (202) 727-6311.

Sincerely,



Sharon S. Schellin  
Secretary to the Zoning Commission  
Attachment

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**Subtitle Z § 406.2**

406.2 The Commission shall give "great weight" to the written report of the ANC(s), pursuant to § 3 of the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000, as amended, that is received at any time prior to the date of a Commission meeting to consider final action including any continuation thereof on the application. All written reports shall contain the following:

- (a) The case name and number;
- (b) The date the public meeting of the ANC to consider the application occurred;
- (c) A statement that proper notice of that public meeting was given by the ANC;
- (d) The number of members of the ANC that constitute a quorum and the number of members present at the public meeting;
- (e) The issues and concerns of the ANC about the application, as related to the standards against which the application shall be judged;
- (f) The recommendation, if any, of the ANC as to the disposition of the application;
- (g) The outcome of the vote on the motion to adopt the report to the Commission;
- (h) The name of the person who is authorized by the ANC to present the report; and
- (i) The signature of the ANC Chairperson or Vice-Chairperson.