

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

TIME AND PLACE: **Thursday, June 26, 2008, @ 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: 07-35 (Sheridan Terrace Redevelopment LLC and the District of Columbia Housing Authority - Consolidated PUD and Related Map Amendment)

THIS CASE IS OF INTEREST TO ANC 8A and ANC 8C

On December 28, 2007, the Office of Zoning received an application from Sheridan Terrace Redevelopment LLC and the District of Columbia Housing Authority (the “Applicant”). The Applicant is requesting approval of a consolidated planned unit development (“PUD”) and related map amendment from R-5-A to the R-5-B and C-2-A zones. The Office of Planning provided its report on February 1, 2008 and the case was set down for hearing on February 21, 2008. The Applicant provided its prehearing statement on February 27, 2008.

The property that is the subject of this application consists of approximately 481,209 square feet of land and is located at Sheridan Rd, Sayles Place, Bowen Road, Stanton Road, and Pomeroy Road, S.E. (Square 5869, Lots 61-66 and Square 5872, Lots 49-56, 131-135, 940, 958, 971, and 972.). The subject property is zoned R-5-A.

The Applicant proposes to construct 342 new units of mixed-income for sale and rental housing. 104 units will be located in a four story rental apartment building is sited on a portion of the subject property that is proposed to be zoned C-2-A. The proposed apartment building would be 65 feet tall, have a floor area ratio of 2.8, and 80% lot occupancy. The remaining 238 units will be located in a mix of town homes, stacked units, and walk up units and are sited on the other portion of the subject property that is proposed to be zoned R-5-B. The maximum height of buildings on this portion of the site is 55 feet, and the lot occupancy and yard sizes vary. The site will include new roads, infrastructure, and green space.

The C-2-A District is designed to provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core. The C-2-A Districts shall be located in low and medium density residential areas with access to main

* The hearing was originally scheduled for Thursday, May 22, 2008.

highways or rapid transit stops, and shall include office employment centers, shopping centers, and medium-bulk mixed use centers. The C-2-A District shall permit development to medium proportions.

The R-5 Districts are general Residence Districts designed to permit flexibility of design by permitting in a single district, except as provided in §§ 350 through 361, all types of urban residential development if they conform to the height, density, and area requirements established for these districts under chapter 4 of this title. The R-5 Districts shall also permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive Residence Districts. In R-5-B, a moderate height and density shall be permitted.

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 are 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.

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 |

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.**

ANTHONY J. HOOD, GREGORY N. JEFFRIES, CURTIS L. ETHERLY, JR., PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON SCHELLIN, SECRETARY TO THE ZONING COMMISSION.