

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

TIME AND PLACE: **Thursday, February 23, 2012, 6:30 P.M.**
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 11-19 (30th Street Crescent, LLC - Map Amendment @ Square 4376)

THIS CASE IS OF INTEREST TO ANC 5B

On August 12, 2011, the Office of Zoning received an application from 30th Street Crescent, LLC (the "Applicant"). The Applicant submitted revised application materials on October 28, 2011. The Applicant requested approval of a map amendment to rezone Lots 25, 26, 27, 28, 802, 803, 804, 805, 806, and the closed paper street in Square 4376 from the R-1-B District to the R-5-A District; and that the Zoning Commission retain jurisdiction to hear and decide such special exception and variance requests as are needed to construct the Applicant's project.

The Office of Planning provided reports on September 2, 2011 and November 18, 2011.

At its November 28, 2011 public meeting, the Commission voted to set the map amendment application down for a public hearing, and to retain the jurisdiction requested.

The Applicant provided its prehearing statement on December 8, 2011 and, on December 13, 2011, filed an application for special exception and variance relief. The special exceptions would permit a new residential development in the R-5-A District pursuant to 11 DCMR §353 and multiple principal buildings on a single subdivided lot pursuant to 11 DCMR §2516. The variances requested are from §402 (floor area ratio), §403 (lot occupancy), §404 (rear yard), §405 (side yard), and §2516 (front yard and vehicular ingress/ egress width) of the Zoning Regulations.

The property that is the subject of this application has a combined land area of approximately 63,489 square feet and is currently zoned R-1-B. The proposed map amendment, special exception, and variance relief will allow the Applicant to replace what is currently an unimproved site with a new a residential development that includes a total of approximately 26 residential units and 30 useable parking spaces.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022.

Formatted: Justified

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 14 days prior to the date set for the hearing, a Form 150 – Party Status Application.** This form may be obtained from the Office of Zoning at the address stated below or downloaded from the Office of Zoning's website at: www.dcoz.dc.gov.

To the extent that the information is not contained in the Applicant's prehearing submission as required by 11 DCMR § 3013.1, the Applicant shall also provide this information not less than 14 days prior to the date set for 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 contain the information indicated in § 3012.5 (a) through (i).

Time limits.

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

- | | | |
|----|----------------------------------|-------------------------|
| 1. | Applicant and parties in support | 60 minutes collectively |
| 2. | Parties in opposition | 60 minutes collectively |
| 3. | Organizations | 5 minutes each |

4. Individuals 3 minutes each

Pursuant to § 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 200/210-S, 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, KONRAD W. SCHLATER, PETER G. MAY, MICHAEL G. TURNBULL, AND MARCIE COHEN ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON SCHELLIN, SECRETARY TO THE ZONING COMMISSION.