

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 08-03-1

As Secretary to the Commission, I hereby certify that on AUG 7 2008 copies of this Z.C. Notice of Public Hearing were mailed first class, postage prepaid or sent by inter-office government mail to the following:

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Washington, DC 20019 | 7. DDOT (Karina Ricks) |
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ATTESTED BY: Sharon S. Schellin
Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

ZONING COMMISSION
District of Columbia

CASE NO. 08-03-1
EXHIBIT NO. 3

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

TIME AND PLACE: **Monday, October 6, 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. 08-03-1 (Supplemental Map Amendment for Deanwood Heights – Portions of Squares 5253, 5254, 5262, 5263, 5264, and 5265)

THIS CASE IS OF INTEREST TO ANC 7C

The Office of Planning, through a report dated April 29, 2008, petitioned for amendments to the Zoning Map to rezone various properties in the Deanwood Heights neighborhood from the R-2 and C-1 Zone Districts to the C-2-A Zone District. The Office of Planning's report also served as its pre-hearing statement.

The Zoning Commission set down the case at its public meeting on May 12, 2008 for the following squares and lots (the "Subject Property"):

Square	Lots	Zone District
Square 5253	821	C-1 to C-2-A
Square 5254	813	R-2 to C-2-A
Square 5262	802, 803, 804, 821, 822	R-2 to C-2-A
Square 5263	8, 39, 817	R-2 to C-2-A
Square 5264	31, 32, 33, 34, 45, 46, 47, 48, 49, 50, 51, 52, and 53	R-2 to C-2-A
Square 5265	28, 31, 32, 33, 34, 45, 46, 806	R-2 to C-2-A

The Office of Planning requested these map amendments to supplement the case initiated by Beulah Baptist Church of Deanwood, Inc. that seeks to rezone properties located along the north and south sides of Dix Street from 57th to 60th Streets in Northeast Washington, D.C., Zoning Commission Case No. 08-03. The Public Hearing Notice for case 08-03 is published separately in the D.C. Register. The hearing for that case will also be held on October 6, 2008.

The Subject Property has a land area of approximately 78,909 square feet. The Zoning Commission will consider amending the Zoning Map to rezone the Subject Property from R-2 and C-1 Zone districts to the C-2-A Zone District.

The C-2-A Zone District is designated to serve commercial and residential functions, to provide for shopping and business needs, housing, and mixed uses for large segments of the District of

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Columbia outside of the central core. The C-2-A District is intended to include development of medium proportions with a maximum FAR of 2.5 and a maximum height of 50 feet.

Proposed amendments to the Zoning Regulations and Map of the District of Columbia are authorized pursuant to the Zoning Act of June 20, 1938, (52 Stat. 797), as amended, D.C. Official Code § 6-641 *et seq.*

The public hearing on this case will be conducted as a rulemaking in accordance with the provisions of § 3021 of the District of Columbia Municipal Regulations, Title 11, Zoning. Pursuant to that section, the Commission will impose time limits on testimony presented to it at the public hearing.

All individuals, organizations, or associations wishing to testify in this case should file in writing their intention to testify. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

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 S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.