

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



MEMORANDUM

TO: Zoning Commission Members

FROM: Jamison L. Weinbaum, Esq., Director 
Office of Zoning

DATE: November 5, 2009

SUBJECT: Z.C. Case No. 06-45A (Request For Minor Modification)

The Applicant, DCHA + CEMI-NMI Highlands, LLC, has filed with the Zoning Commission a Request for a Consent Calendar Modification to the Planned Unit Development approved in Z.C. Order No. 06-45, dated November 5, 2009. This submission sets forth the request and outlines the nature and rationale for the consent calendar request.

Below, in summary fashion, are the written comments and recommendations to the Zoning Commission pursuant to **§ 3030, Consent Calendar**.

3030.2 For purposes of this section, "minor modifications" shall mean modifications of little or no importance or consequence.

The request is for a modification to the previously approved PUD in Zoning Commission Order No. 06-45. The Applicant requests that the Commission approve a revised unit mix of "market and subsidized/rental and homeownership." The Applicant is now pursuing Hope VI funding. This necessitates adding the remaining portion of the Highlands development (three parcels of land improved with public housing units) to the project. (Note: the addition of the parcels is limited to the application for Hope VI funding and not an addition to the PUD).

The existing public housing units will be converted to ownership units. Consequently, to ensure a good unit mix throughout the entire Highlands development, the Applicant proposes changing from 30 affordable rental units and 108 market-rate ownership units to 46 affordable rental units and 92 ownership units, with a mix of market rate and subsidized.

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The requested modification does not affect the essential elements of the approval given by the Zoning Commission for this project, such as use, height, gross floor area, lot occupancy, setbacks or number of parking spaces. The request is also consistent with the approved elements of the amenity package.

3030.4 The request shall be in writing; state the nature of, and reasons, and grounds for the minor modification or technical correction; and include a copy of any Commission final order, map, plan, rulemaking, or other action or relief proposed to be modified or corrected.

Applicant's submission complies.

3030.6 All written requests shall be served by the moving party on all parties in the original proceeding at the same time that the request is served on the Director.

Applicant's submission complies.

3030.7 The Director shall, in the Director's sole discretion, determine the appropriate form of public notice and any additional service, taking into account the nature of the request and any issues relating to efficiency and fairness.

It has been determined that no further notice is required.

3030.8 Within seven (7) days after a request to put a matter on the Consent Calendar has been filed and served, any other party may file a response in opposition to or in support of the request. The responding party shall serve all other parties at the time that the response is filed with the Office of Zoning.

As of this writing, no response has been received.

3030.9 The Director shall provide written comments and recommendations to the Commission on each request for placement of a matter on the Consent Calendar.

It is recommended that this request be placed on the Commission's consent calendar.

3030.10 In reviewing requests for placement of a matter on the Consent Calendar, the Director may request advice from other District agencies, including the Office of the Attorney General.

It has been determined that there is no advice necessary from other District agencies.

3030.11 Based upon the written request for placement of a matter on the Consent Calendar, all supporting and opposing submissions and the reports of other District of Columbia agencies, the Director shall determine which matters shall be placed on the Consent Calendar for consideration and action by the Commission without public hearing at its monthly meeting.

It has been determined that it is appropriate to place this matter on the consent calendar for consideration and action by the Zoning Commission without public hearing at its November 23, 2009 public meeting.

3030.12 Any member of the Commission may remove any item from the Consent Calendar for any reason. Any matter that is not placed on the Consent Calendar or that is removed from the Consent Calendar shall be acted upon by the Commission according to the applicable procedures contained in other sections of this chapter.

To be determined by the Commission.

3030.13 All relief granted by the Commission under this section shall be consistent with the intent of the Commission in approving its original order, map, plan, rulemaking, or other action or relief proposed to be modified or corrected and shall not substantially impair the intent, purpose, or integrity of the zone plan as embodied in the Zoning Regulations and Zoning Map.

It is recommended that the requested modification be granted as it is consistent with the intent of the Commission in approving its original Order No. 06-45 and does not substantially impair the intent, purpose, or integrity of the zone plan as embodied in the Zoning Regulations and Zoning Map.