Original

AUG 15 1997

DISTRICT OF COLUMBIA ZONING COMMISSION
NOTICE OF PUBLIC HEARING

TIME AND PLACE: Monday, October 6, 1997 @ 7:00 P.M. and
Thursday, October 9, 1997 @ 7:00 P.M.
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 97-7 (Text and Map Amendments - Updating the Special Purpose Zones, Part 2 - Map Amendments)

THIS CASE IS OF INTEREST TO ALL ADVISORY NEIGHBORHOOD COMMISSIONS:

On April 4, 1997, the District of Columbia Office of Zoning (OZ) received a memorandum from the Office of Planning (OP) petitioning the Zoning Commission to amend the Zoning Regulations and Map of the District of Columbia. The petition proposes to rezone a number of sites/areas and to amend the text of the Zoning Regulations relative to the Central Employment Area (CEA) and its surrounding neighborhoods.

The purpose of this initiative is to protect the housing supply and residential character at the periphery of the CEA by means of various map amendments and to allow general office use within a number of SP-zoned areas within the CEA. This would generate future economic development and quality-of-life benefits for both residential and office uses. It would also eliminate inconsistencies between existing zoning and the Comprehensive Plan.

The Zoning Commission had determined that the text amendments portion of this case would be heard first as Part 1. Accordingly, that public hearing took place on Monday, July 21, 1997. The current map amendments portion is now set for hearing as Part 2.

The Zoning Commission will consider the request of the Office of Planning, any modifications, or alternative proposals that are presented and reasonably related to the scope of the proposed amendments set forth herein. The specific proposed amendments to the Zoning Map are as follows:

DUPONT CIRCLE/WEST END SUBAREA

1. Rezone from DC/SP-2 to DC/R-5-E:
   - Square 96, Lot 814
   - Square 97, lots 56, 816, 2341-2410 (condominium lots at 1316 New Hampshire Avenue, N.W.), 2045-2065 (condominium lots at 1330 New Hampshire Avenue, N.W.)
   - All of Square N-99

BZA
Case No. 16730
Exhibit No. 56

Board of Zoning Adjustment
District of Columbia
CASE NO.16730
EXHIBIT NO.56

2. Rezone from DC/SP-2 to DC/C-3-C:
   - Square 116, lots 59, 60, 61, 809 and 833

3. Rezone from DC/SP-2 to C-3-C:
   - That part of Lot 49 in Square 99 now zoned DC/SP-2

4. Rezone from DC/SP-2 to DC/C-2-B:
   - Square 96, Lot 99

FOGGY BOTTOM SUBAREA

1. Rezone from SP-2 to R-5-E:
   - Square 31, lots 28 and 835
   - Square 81, lots 98, 835 and 836
   - Square 122, lots 24, 817, 824, 825 and 833

2. Rezone from R-5-D to R-5-C:
   - All of Square 43

3. Rezone from R-5-E to R-5-C:
   - All of Square 58

4. Rezone from R-5-D to SP-2:
   - All of Square 59

LOGAN CIRCLE/THOMAS CIRCLE SUBAREA

1. Rezone from R-5-D to R-5-B:
   - All of Square 280
   - Square 314, lots 7-11, 15-22 and 46
   - Those parts of squares 242, N-242, 243, 279, 312 and 313 now zoned R-5-D

2. Rezone from SP-2 to R-5-E:
   - Square 211, lots 37, 38, 47, 821, 822, 850, 853 and 856 and that part of Lot 852 now zoned SP-2
   - Square 242, Lot 93
   - Square 243, lots 827 and 832
   - Square 245, lots 27, 28, 803-807, 821, 825, 827, 828, 833, 834, 835, 838 and 840-842
   - All of Square 281 except Lot 51
   - Square 314, lots 3, 4, 41-44
   - Square 212, Lot 849; all condominium lots at 1420 N Street, N.W. (lots 2001-2191); and all condominium lots at 1440 N Street, N.W. (lots 2192-2272, 2274-2281 and 2183-2365)

3. Rezone from R-5-D to R-5-E:
   - Square 281, Lot 51

4. Rezone From SP-2 to SP-1:
   - Square 212, lots 123 and 848
   - All of Square 244

5. Rezone from SP-2 to HR/SP-2:
   - Square 212, lots 115-117 and 122

The maps attached to this Notice of Public Hearing detail the properties proposed for rezoning.

The R-5-B zone district permits matter-of-right development of medium density residential uses including multiple-unit housing and apartment buildings to a maximum height of 50 feet, a maximum floor area ratio (FAR) of 1.8, and a maximum lot occupancy of 60 percent. This zone may also include low and moderate residential uses.

The R-5-C zone district permits matter-of-right medium density development of general residential uses including single-family dwellings, flats, and apartment buildings to a maximum height of 60 feet, a maximum floor area ratio (FAR) of 3.0, and a maximum lot occupancy of 75 percent.

The R-5-D zone district permits matter-of-right medium/high density development of general residential uses, including single-family dwellings, flats, and apartment buildings to a maximum height of 90 feet, a maximum floor area ratio (FAR) of 3.5, and a maximum lot occupancy of 75 percent.

The R-5-E zone district permits matter-of-right general residential uses of high density development, including single-family dwellings, flats, and apartment buildings to a maximum height of 90 feet, a maximum floor area ratio (FAR) of 6.0 for apartment buildings and 5.0 for other structures, and a maximum lot occupancy of 75 percent.

The C-2-B zone district permits matter-of-right medium density development of office, retail, residential, and mixed uses to a maximum height of 65 feet, a maximum floor area ratio (FAR) of 3.5 for residential and 1.5 for other permitted uses, and a maximum lot occupancy of 80 percent for residential uses.

The C-3-C zone district permits matter-of-right major business and employment centers of medium/high density development, including office, retail, residential and mixed uses to a maximum height of 90 feet, a maximum floor area ratio (FAR) of 6.5 for residential and other permitted uses, and a maximum lot occupancy of 100 percent.

The SP-1 zone district permits matter-of-right medium density development, including all kinds of residential uses, with limited offices for non-profit organizations, trade associations and professionals permitted as a special exception requiring approval of the BZA to a maximum height of 65 feet, a maximum floor area ratio (FAR) of 4.0 for residential and 2.5 for other permitted uses, and a maximum lot occupancy of 80 percent for residential uses.

The SP-2 zone district permits matter-of-right medium/high density development, including all kinds of residential uses, with limited offices for non-profit organizations, trade associations and professionals permitted as a special exception requiring approval of the BZA to a maximum height of 90 feet, a maximum floor area ratio (FAR) of 6.0 for residential and 3.5 for other permitted uses, and a maximum lot occupancy of 80 percent for residential uses.

The HR (Hotel/Residential Incentive Overlay) zone district permits development incentives for residential and hotel uses only, to a maximum floor area ratio (FAR) of 8.5 and a maximum height as permitted by the "Act to Regulate the Height of Buildings, June 1, 1910, as amended". This zone is mapped in combination with other zones.

The DC (Dupont Circle Overlay) zone district was enacted to enhance the residential character of the Dupont Circle area by maintaining existing residential uses and controlling the scale, location, and density of commercial and residential development.

At the conclusion of the public hearing on the text portion of this case, the Zoning Commission determined that there should be additional text that would emphasize the public policy preference for existing apartment buildings and hotels to continue in use rather than be converted to office buildings. Additionally, the Commission intends to consider whether general office use should be allowed in all SP Districts. Therefore, the previously advertised text is modified to reflect that change, and the Commission invites related testimony.

NOTICE OF PUBLIC HEARING
Case No. 97-7
Page 5

The following is the advertised text in Part 1 of this case, with additions shown in **bold face type** *and deletions shown in* ~~strike through~~:

503.1 General office use shall be permitted in SP Districts ~~located within the Central Employment Area~~; Provided that:

a. A building that was constructed as an office building and has been occupied solely as an office building or for uses other than residential or hotel uses ~~nonresidential uses~~ may be occupied by general office uses as a matter-of-right; and,

b. Construction of a new office building or construction of an addition to a building for office use, or conversion of an existing residential or hotel use to office use shall be permitted in an SP District if approved by the Board of Zoning Adjustment as a special exception pursuant to Section 508 of this chapter.

508.1 Construction of a new office building or construction of an addition to a building for office use, or conversion of an existing residential or hotel use to office use shall be permitted in an SP District if approved by the Board of Zoning Adjustment in accordance with the conditions specified in Section 3108 of Chapter 31 of this title, subject to the provisions of this section.

508.2 Each application shall be referred to the Office of Planning in accordance with the provisions of Subsection 500.6.

508.3 The use, height, bulk, and design shall be in harmony with existing uses and structures on neighboring property.

508.4 If the application proposes to convert a residential building or a hotel to office use, the residential or hotel use shall be considered the preferred use of the property unless the applicant can demonstrate a superior public interest in conversion to office use rather than retention of residential or hotel use.

508.5 The use shall not create dangerous or other objectionable traffic conditions.

508.6 The Board may require special treatment in the way of design, screening of buildings, accessory uses, signs, and other facilities as it shall deem necessary to protect the value of neighboring property.

(508.2 through 508.6 are existing SP criteria, except for proposed 508.4)

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, and Section 5-413 et seq., D.C. Code, (1981 Ed.).

The public hearing sessions for this case will be conducted in accordance with the provisions of Section 3022 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 hearings.

All individuals, organizations, or associations wishing to testify in this case should file their intention to do so in writing with the Director of the Office of Zoning by **September 26, 1997.** Written statements in lieu of personal appearances or oral presentations may be submitted for inclusion in the record.

Information should be forwarded to the Director, Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001. Please include the number of the particular case, whether you are a proponent or an opponent, and your daytime telephone number. **FOR FURTHER INFORMATION, CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

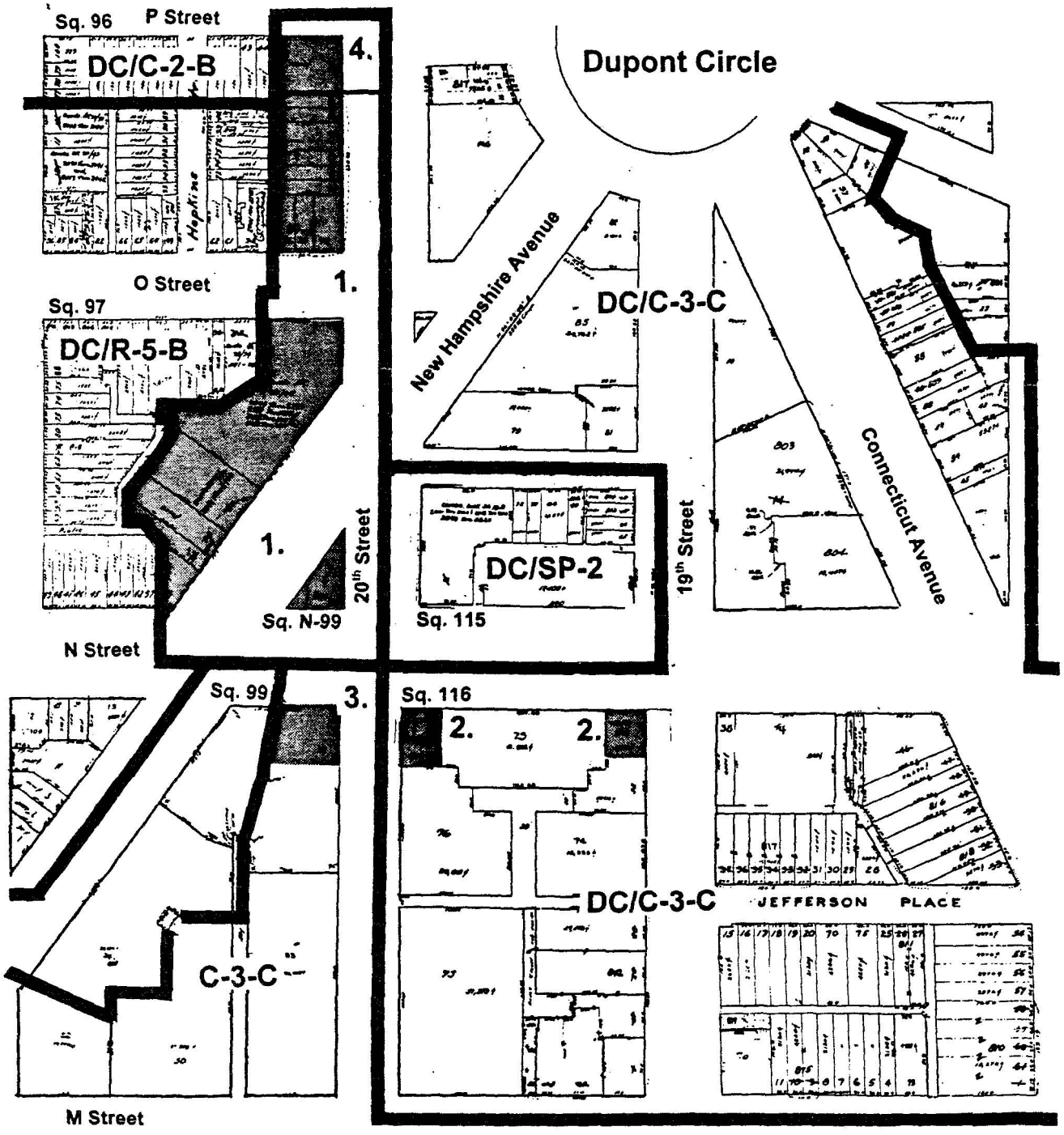
ALAN M. HANTMAN OR HERBERT M. FRANKLIN, JOHN G. PARSONS, MAYBELLE TAYLOR BENNETT, AND JERRILY R. KRESS--------ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY MADELIENE H. DOBBINS, DIRECTOR.

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District of Columbia Register

AUG 15 1997

DUPONT CIRCLE AREA PROPOSED ZONING

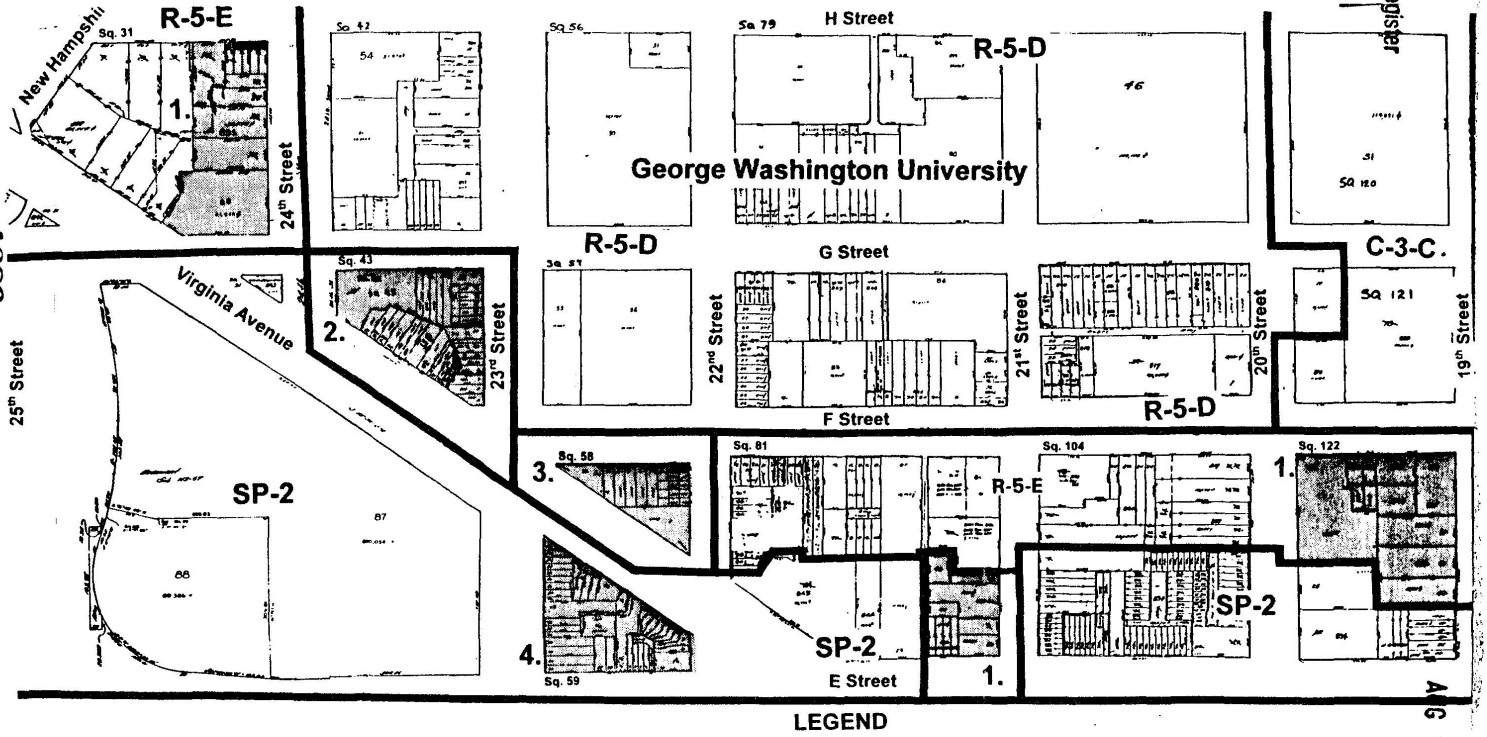


LEGEND

1. Rezone from DC/SP-2 to DC/R-5-E
2. Rezone from DC/SP-2 to DC/C-3-C
3. Rezone from DC/SP-2 to C-3-C
4. Rezone from DC/SP-2 to DC/C-2-B

District of Columbia Register

FOGGY BOTTOM AREA PROPOSED ZONING



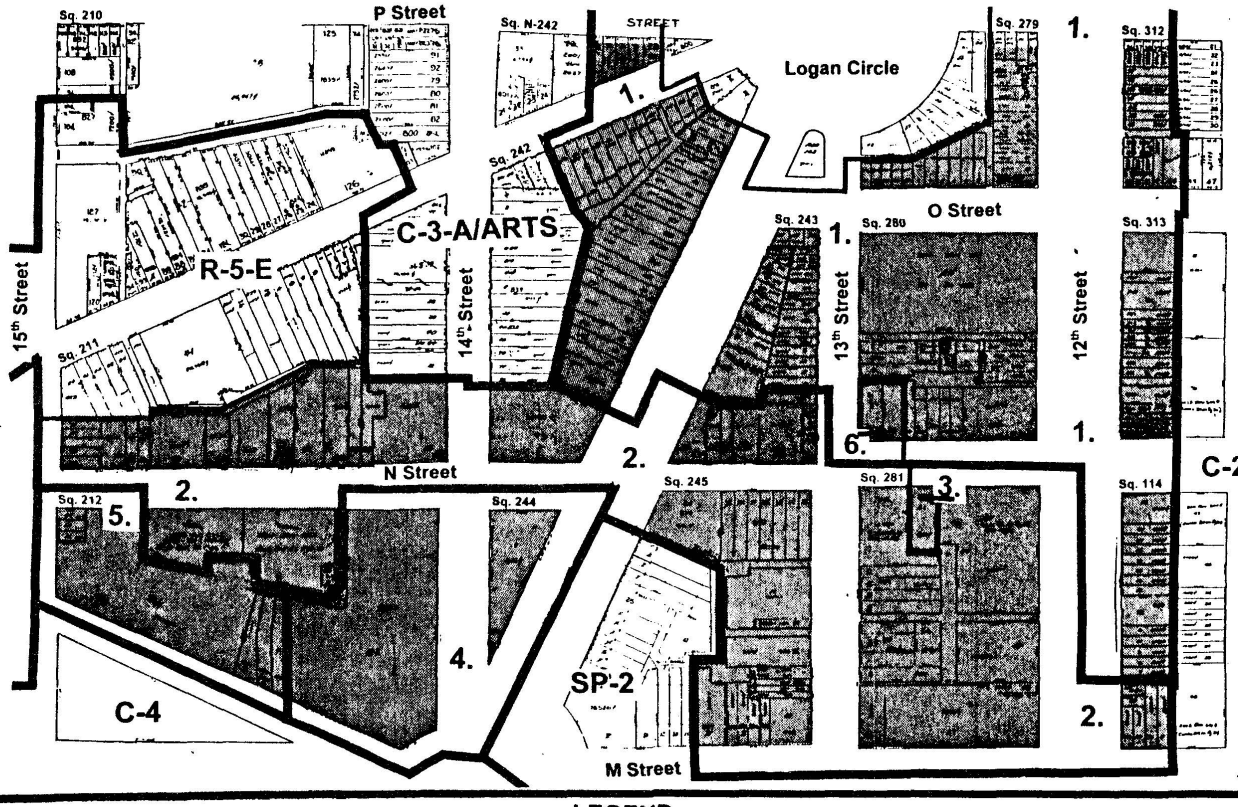
LEGEND

3. Rezone from R-5-E to R-5-C
4. Rezone from R-5-D to SP-2
1. Rezone from SP-2 to R-5-E
2. Rezone from R-5-D to R-5-C

AUG 15 1997

District of Columbia Register

LOGAN CIRCLE AREA PROPOSED ZONING



LEGEND

4. Rezone from SP-2 to SP-1
5. Rezone from SP-2 to HR/SP-2
6. Rezone from SP-2 to R-5-B

1. Rezone from R-5-D to R-5-B
2. Rezone from SP-2 to R-5-E
3. Rezone from R-5-D to R-5-E

AUG 15 1997