ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Thursday, June 10, 2004, 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. 00-27 (Zoning Map Amendment – Square 37, Lots 810, 811, 831, 836, 837, and 855)

THIS CASE IS OF INTEREST TO ANC 2A

The Zoning Commission of the District of Columbia hereby gives notice that it will conduct a public hearing at the above-stated date, time, and place to receive comments concerning review and approval of a Zoning Map Amendment under Chapter 30 of the District of Columbia Zoning Regulations, 11 DCMR (July 1995, as amended). The proposed map amendment would change the base zone district for the subject properties from their present R-5-B classification to R-5-E, C-2-C, or CR

The District of Columbia Administrative Procedures Act, DC Code 2-505, provides that this Notice also means that the Commission can consider not just rezoning to the three stated alternatives but may also apply other zone district classifications that are more permissive than the present R-5-B zone but that are more restrictive than either the referenced C-2-C (such as C-2-B) or the referenced R-5-E (such as R-5-D), for some or all of the land area involved. The Commission is not obligated to find a single base zone to apply to all of the land.

The petitioner is asking the Zoning Commission to effect a Map Amendment to the southern portion of Square 37 (land lying south of that Square's single, east-west public alley; specifically applying to Lots 810, 811, 812, 831, 836, and 855, to resolve an inconsistency among the principles of the Comprehensive Plan, present zoning, and D.C. Code.

In short, the Comprehensive Plan and its associated Generalized Land Use Map call for the area to be for a mixture of high-density residential uses along with medium-density commercial uses.

In contrast, the present R-5-B zoning classification provides for "moderate density" residential uses at "moderate" heights. All R-5 zones permit apartment houses (technically, "multiple

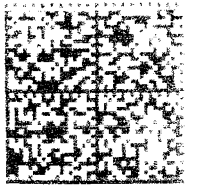
ZONING COMMISSION
District of Columbia
Case 00-27
Exhibit 57

ZONING COMMISSION
District of Columbia
CASE NO.00-27
EXHIBIT NO.57

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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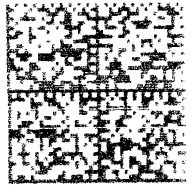
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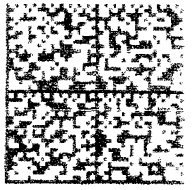


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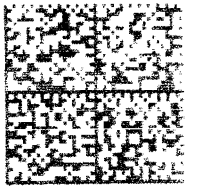
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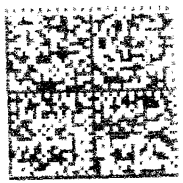
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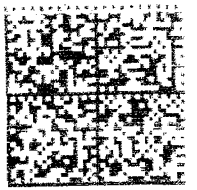
K M Frank
3 Washington Cir NW Ste 207
Washington, DC 20037-2357

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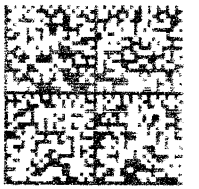
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Damon Robinson
1140 23rd St NW Apt 101
Washington, DC 20037-1438

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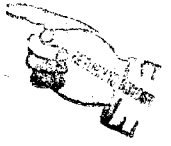
Warren F Waggoner
1140 23rd St NW Apt 301
Washington, DC 20037-1439

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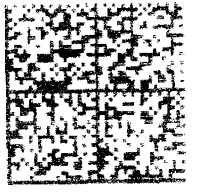
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Deborah M Chason-Sloan
1140 23rd St NW Apt 104
Washington, DC 20037-1438



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