Government of the District of Columbia
OFFICE OF ZONING

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MEMORANDUM

TO: Arnold R. Finlayson, Administrator
Office of Documents and Administrative Issuance

FROM: Alberto P. Bastida, AICP
Secretary to the Zoning Commission

DATE: August 13, 2003

SUBJECT: Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on August 22, 2003:

1. Z.C. Notice of Public Hearing (Z.C. Case No. 02-28);
2. Z.C. Notice of Public Hearing (Z.C. Case No. 03-04); and
3. Z.C. Notice of Public Hearing (Z.C. Case No. 03-24).

L Jenkins
Received By

8-13-03
Date

Attachments

ZONING COMMISSION
District of Columbia
Case 02-28
Exhibit 13

441 4th Street, N.W., Suite 210-S, Washington, D.C. 20001
Tel: (202) 727-6311 • Fax: (202) 727-6072
E-Mail: zoning.info@dcoz.dcgov.org • Web Site: http://dcoz.dcgov.org/

ZONING COMMISSION
District of Columbia
CASE NO.02-28
EXHIBIT NO.13

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Thursday, October 23, 2003, at 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. 02-28 (Text Amendment – Metropolitan Police Department)

THIS CASE IS OF INTEREST TO ALL ANCs:

On July 26, 2002, the Office of Zoning received a request from the Metropolitan Police Department for a text amendment to Title 11 of the District Columbia Municipal Regulations, Zoning, §§ 199, 201, 224, 501, 601, 901, 2101, and 2117. This case was set down on September 9, 2002, and the Metropolitan Police Department filed its Prehearing Statement on May 16, 2003. The proposed text amendment is as follows:

Title 11 DCMR (Zoning) is proposed to be amended as follows (additions shown in **bold** and underlined):

Amend Section 199, DEFINITIONS, to include the following definitions:

Police Department General Facility: a building and associated land used for facilities of the Metropolitan Police Department that operate across the District as a whole, including, but not limited to, the Department's headquarters, vehicle maintenance facilities, laboratories, training units, special operations, tactical units, canine squad, bomb squad, and harbor units.

Police Department Local Facility: a building and associated land, used as a headquarters for one of the local districts of the Metropolitan Police Department (including substations and other Department facilities that operate within a specific area of the District). This definition shall include a Regional Command Center, which is a building and associated land used for administrative control and managerial services and community outreach for a specific geographic area that encompasses two or more districts or commands of the Metropolitan Police Department, and a Neighborhood Policing Center, which is a building and associated land used as a liaison and resource center for a limited purpose for a

specified area in the District, to supplement the Metropolitan Police Department local facilities.

201 USES AS A MATTER OF RIGHT (R-1)

201.1 The following uses shall be permitted as a matter of right in R-1 Districts:

(r) Police Department Local Facility

224 Police Department General Facilities

224.1 A Police Department General Facility, in existence as of May 23, 1990, shall be permitted to expand as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.

224.2 The expansion shall be within the height, area, and bulk requirements of the underlying zone.

224.3 The expansion of the facility shall not have an adverse impact on the neighborhood because of traffic, noise, operations, or the number of similar facilities in the area.

501 USES AS A MATTER OF RIGHT (SP)

501.1 The following uses shall be permitted as a matter of right in an SP District:

(i) Police Department General Facility, in existence as of May 23, 1990, except that a facility housing a laboratory or a bomb squad shall only be permitted as a special exception.

601 USES AS A MATTER OF RIGHT (CR)

601.1 The following uses shall be permitted as a matter of right in a CR District:

(u) Police Department Local Facility and Police Department General Facility, except that a vehicle maintenance facility , a use involving animals, or a facility housing a laboratory or a bomb squad shall only be permitted as a special exception.

901 USES AS A MATTER OF RIGHT (W)

901.1 The following uses shall be permitted in a Waterfront District as a matter of right:

(v) Police Department Local Facility and Police Department General Facility, except that a vehicle maintenance facility , a use involving animals, or a facility housing a laboratory, a bomb squad or a mobile crime unit shall only be permitted as a special exception.

2101 SCHEDULE OF REQUIREMENTS FOR PARKING SPACES

2101.1 On and after May 12, 1958, all buildings or structures shall be provided with parking spaces as specified in the following table:

USES	NUMBER OF SPACES REQUIRED
Metropolitan Police Department General Facility or Local Facility:	
All R Districts, C-1, C-2-A, C-3-A	**In excess of 2,000 ft.², 1 space for each 600 ft.² of gross floor area and cellar floor area**
All other Districts	**In excess of 2,000 ft.², 1 space for each 1,800 ft.² of gross floor area**

2117 ACCESS, MAINTENANCE AND OPERATION

2117.4 Except as provided in §§ 2117.15 **and 2117.16**, each required parking space shall be accessible at all times directly from improved streets or alleys or shall be accessible from improved streets and alleys via graded and unobstructed private driveways that form an all-weather impervious surface. Improved streets and alleys providing access to required parking spaces shall have a minimum width of ten feet (10 ft.) and be paved in compliance with the standards of the D.C. Department of Transportation.

2117.16 Required parking spaces for a Police Department General Facility or Police Department Local Facility may be arranged so that all spaces are not accessible at all times.

Proposed amendments to the Zoning Regulations and Map of the District of Columbia are authorized pursuant to the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797; D.C. Official Code § 6-641.01 *et seq.*) (2001 Ed.).

The public hearing on this case will be conducted in accordance with the provisions of § 3021 of the District of Columbia Municipal Regulations, Title 11, Zoning. Pursuant to § 3020, 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 their intention to testify in writing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

Information should be forwarded to the Secretary of the Zoning Commission, Office of Zoning, Suite 210, 441 4th Street, N.W., Washington, D.C., 2001. Please include the number of this particular case and your daytime telephone number. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

CAROL J. MITTEN, ANTHONY J. HOOD, JOHN G. PARSONS, JAMES H. HANNAHAM, AND PETER G. MAY -------- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY ALBERTO P. BASTIDA, AICP, SECRETARY TO THE ZONING COMMISSION.