Government of the District of Columbia
OFFICE OF ZONING

MEMORANDUM

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

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

DATE: March 13, 2003

SUBJECT: Publication for the Office of Zoning

Please publish the following in the D.C. Register on March 21, 2003:

1. Z.C. Notice of Public Hearing (Case No. 02-30); and
2. Z.C. Notice of Public Hearing (Case No. 02-31).

Received By

3/14/03
Date

Attachments

ZONING COMMISSION
District of Columbia
Case 02-31
Exhibit 14

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ZONING COMMISSION
District of Columbia
CASE NO.02-31
EXHIBIT NO.14

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Monday, May 19, 2003 @ 6:30P.M. (2nd Case)**
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. 02-31 (Georgetown University & U.S. National Park Service - Text Amendment)

THIS CASE IS OF INTEREST TO ANC 2E

On August 6, 2002, the Office of Zoning received a petition from Georgetown University and the National Park Service requesting text amendments to Title 11 of the District of Columbia Municipal Regulations, Zoning, affecting the use of riverfront properties for use as non-motorized boathouses. The Office of Planning report was received on October 18, 2002. This case was set down for hearing on October 28, 2002. The applicant filed its Pre-Hearing Statement on November 25, 2002.

The amendments to the W-1 Zone are intended by the applicant to accommodate a proposed Boathouse on the Potomac River, Zoning Commission Case #02-30. The amendments proposed by the applicant are to add a new definition to § 199 and to amend §§ 901.1, 2101.1, and 3202.3 as follows (additions shown in bold and deletions shown in strikeout):

1. Adopt a new definition in § 199:

   Boathouse – a building or structure designed and used to store and provide water access for non-motorized watercraft. Eligible watercraft include racing shells, kayaks, canoes, sailboats, rowboats, and similar boats. One or more motorized safety launches for coaches are allowed for supervision of rowing practice and water safety. A boathouse may include rest rooms, showers, locker rooms, kitchen, exercise area, boat storage and maintenance, coach's office, rowing tank, dock, and related functions.

2. Amend § 3202.3 to allow creation of a lot without street frontage, as follows:

Except as provided in § 2516 and the Act of Congress of June 28, 1898 (30 Stat. 520, chapter 519, § 5), a building permit shall not be issued for the proposed erection, construction, or conversion of any principal structure, or for any addition to any principal structure, unless the land for the proposed erection, construction, or conversion has been divided so that each structure will be on a separate lot of record; except building and structures related to a fixed right-of-way mass transit system approved by the Council of the District of Columbia; **and except land that fronts on a public body of water and is otherwise surrounded by public park land.** Any combination of commercial occupancies separated in their entirety, erected, or maintained in a single ownership shall be considered as one (1) structure.

3. Amend the use provisions in § 901.1 of the Waterfront zone to add "boathouse" as a matter-of-right use with two conditions, as follows:

901.1(v) Boathouse; Provided that the boathouse shall be used by a boat club, private institution, public school or other local government entity for recreational or competitive boating activities of a non-commercial and nonprofit nature, and no rental of watercraft to the general public shall be allowed; and provided further that the boathouse shall either be constructed in the W-1 zone or limited to the area requirements of the W-1 zone as set forth in §§ 930, 931, and 932 of this title.

4. Amend the parking regulations in § 2101.1 under "Places of Public Assembly (Except Hotels)," as follows:

USES	NUMBER OF PARKING SPACES REQUIRED
~~Boat club or~~ **Boathouse or** marina	1 for each 4 berths or slips, provided that no parking shall be required for a boathouse on a property that lacks street access.

The Office of Planning, in its report dated October 18, 2002, has recommended the proposed W-0 zone for the site, rather than amending the W-1 zone. However, should the W-1 zone be considered for the proposed boathouse, the Office of Planning has recommended alternative amendment wording for the W-1 zone, related to the definition of both "boathouse" and "non-motorized watercraft," special exception review of boathouses; and parking requirements.

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 § 6-641.01 (2001), *et seq.*

The public hearing on this case will be conducted in accordance with the provisions of Section 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 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., 20001. 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.