Government of the District of Columbia
OFFICE OF ZONING

MEMORANDUM

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

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

DATE: October 3, 2002

SUBJECT: Publication for the Office of Zoning

Please publish the following in the D.C. Register on October 11, 2002:

1. Z.C. Notice of Public Hearing (Z.C. Case No. 02-33).

Received By

10/3/02
Date

Attachments

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 02-33
Exhibit 23
ZONING COMMISSION
District of Columbia
CASE NO.02-33
EXHIBIT NO.23

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Monday, November 25, 2002 @ 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. 02-33 (Zoning Map Amendment at Square 4327 – Ft. Lincoln Urban Renewal Area)

THIS CASE IS OF INTEREST TO ANC 5A

On August 29, 2002, the Office of Zoning received a request from the Office of Planning for a map amendment to the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning. This case was set down for hearing on September 9, 2002. The Office of Planning's report constituted its prehearing statement.

The property that is the subject of this application is Square 4327 and is bordered by New York Avenue, N.E./the Baltimore-Washington Parkway, and Anacostia Park on the south; South Dakota Avenue, N.E. on the west; 33rd Place and Fort Lincoln Drive on the north; and an off-ramp from the freeway to the west. The site is within the Fort Lincoln Urban Renewal Area ("FLURA").

The Office of Planning proposes to rezone the subject square from C-3-C, R-5-D, and SP-2 to C-2-B to be consistent with the FLURA Plan.

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

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

The SP-2 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 ninety feet, a maximum FAR of 6.0 for residential and 1.0 for other permitted uses, and a maximum lot occupancy of eighty percent for residential uses.

The C-2-B District permits matter-of-right medium density development, including office, retail, housing, and mixed uses to a maximum lot occupancy of 80% for residential use, a maximum FAR of 3.5 for residential use and 1.5 FAR for other permitted uses, and a maximum height of sixty-five (65) feet.

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, and § 5-413 *et seq.*, D.C. Code, (1994 Repl.).

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.