Z.C. Form #1 (5-93)

ORIGINAL

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations, request is hereby made for an amendment to the Zoning Map as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
PAR 01690111		Unzoned	M

Address or description of the premises:

3200 Benning Road, N.E. - Benning Road Solid Waste Transfer Station

Area of the Site: 136,000 square feet or acres: 7.7

Sanford
~~Baist~~ Atlas ~~No~~. Book3 V.9 Page 907.

The above information and attached documents are true to the best of my knowledge.

Thomas M. Henderson
Owner's Signature

Nov. 5, 2002
Date

Thomas Henderson, Department of Public Works, Solid Waste Administration
Owner's Printed Name

Person(s) to be notified of all actions:

Christine Davis, Department of Public Works
Name

202-671-2406
Telephone Number

2000 14th Street, N.W., 6th Floor
Address

Washington D.C.
City

20009
Zip Code

RECEIVED
D.C. OFFICE OF ZONING
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ZONING COMMISSION
District of Columbia
Case 02-46

ZONING COMMISSION
District of Columbia
CASE NO.02-46
EXHIBIT NO.1

REQUEST FOR ZONING MAP AMENDMENT
AT 3200 BENNING ROAD, N.E.

PURPOSE

The purpose of this application is to request a zoning map amendment for the property located at 3200 Benning Road, N.E. from unzoned to M. Property zoned as M is located directly adjacent to the property.

BACKGROUND

The property addressed as 3200 Benning Road, N.E. is approximately 7.7 acres and is located in PAR 01690111, part of United States Reservation 343. Jurisdiction of the last portion of this property was transferred to the District of Columbia on October 7, 1969. The Benning Road Incineration Facility was constructed and opened in July 1972 and operated until March 1994. After the incinerator was closed, the District of Columbia (District) installed equipment to allow conveyance of incoming District refuse to large solid waste transfer trailers for out-of-District disposal. The facility, now termed the Benning Road Solid Waste Transfer Facility, has continued to date to operate in this manner.

The property is currently unzoned (See Exhibit 1). An Application for Special Exception (#16958) has been submitted to the Board of Zoning Adjustment; however, the aforementioned application is being held in abeyance until the property is zoned. The property shares about 700 feet of frontage with two zoning designations located south of the property, M and C-M-1. The M and C-M-1 zoned property is the old PEPCO generating plant, currently owned by Mirant.

PROJECT DESCRIPTION

The District of Columbia Department of Public Works (DPW) operates and maintains the Benning Road Solid Waste Transfer Facility. The intent is to continue the facility's use as a solid waste transfer facility. The need for an efficient and clean solid waste disposal system in the District has been addressed by the Solid Waste Transfer Facility Site Selection Advisory Panel and in the following publications:

- Report to the Council of the District of Columbia of the Solid Waste Transfer Facility Site Selection Advisory Panel, Final Report. November 10, 2000.

- Needs Assessment for Municipal Solid Waste Transfer for the District of Columbia. October 2000.

During 2003, DPW intends to make certain alterations and repairs to the facility to:

- improve the efficiency and reliability of the waste transfer operations
- return use of the facility to both public and private sector refuse vehicles and to operate within the original design capacity
- improve environmental controls associated with the facility
- allow for periodic citizen drop-off of household hazardous wastes, recyclables, and bulk solid waste items.

To this end, an addition to the facility is planned for the north side of the existing building. The footprint of this addition is 14,000 square feet. The addition will be supported by pilings and it will be elevated. The existing roof over the tipping floor will be removed and the proposed new roof (reflective type, industrial system) over the full addition will be 6 feet higher. The added floor space and new roof will encompass an addition to the existing tipping floor so as to allow: a) refuse discharge on the floor by today's larger refuse vehicles and b) material inspections prior to loading into the transfer trailers. Also, a loading tunnel for the solid waste transfer trailers will be constructed below the new tipping floor expansion so as to allow efficient top loading into the trailers.
Alterations and repairs of the facility will include improvements to certain environmental controls, including:

- Upgrades to the existing storm water system;
- New odor and dust control mitigation system;
- New ventilation system; and
- New signage and lighting.

A citizens' drop-off area is planned on the south side of the property to allow incoming passenger vehicles (District residents only) to dispose of recyclables, household hazardous waste, and bulk solid waste item.

An Environmental Impact Screening Form was submitted and approved on July 15, 2002 for the renovation of this facility. Renovation of the facility will improve the environmental conditions at the site.

PLANNING AND ZONING ISSUES

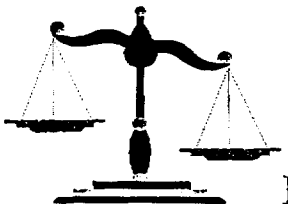
The General Land Use Map designates the property as Parks, Recreation, and Open Space, and classifies the land south of the site Industrial Land. The use of this property for the past 30 years has not been inconsistent with the use of land on the properties located adjacent to the site to the south. Amending the zoning map to zone this property as M is not inconsistent with the adjacent zoning and Generalized Land Use Map designation.

The following table summarizes the M and CM-1 zoning regulations as they apply to the proposed renovation:

	Proposed Property Renovations	Permitted/ Required M	Exceedence	Permitted/ Required C-M-1	Exceedence
Maximum Height	82 ft*	90 ft	--	40 ft	42 ft
FAR	< 1.0	6.0	--	3.0	--
Rear Yard	26.3 ft	>12 ft	--	>12 ft	--

*The building addition height is 61 ft. and the building height of the existing building is 82 ft.

EXHIBIT 1



D.C. DEPARTMENT OF PUBLIC WORKS

Office of the General Counsel
2000 14TH Street, N.W., 6th Floor
Washington, D.C. 20009
202/671-2030 (Office)
202/673-4555 (Fax)

This communication is intended only for the use of the individual or entity to whom it is addressed and may contain information that is privileged and confidential. If you have received this facsimile in error, please immediately notify us by telephone.

Date: 10/31/02

TO: Craig Voigt

FAX NUMBER: 703-471-6674

NUMBER OF PAGES TO FOLLOW: 1

FROM: Christine Davis
Attorney-Advisor

MESSAGE:

Per your request, BZA letter.

EXHIBIT 1

Government of the District of Columbia

OFFICE OF ZONING

441 4TH STREET N.W.
SUITE 210
WASHINGTON D.C. 20001
(202) 727-6311

October 23, 2002

Christine Davis, Esq.
Office of the General Counsel
Department of Public Works
2000 14th Street, N.W.
Washington, D.C. 20009

Re: Solid Waste Transfer Facility (3200 Benning Road, N.E.) BZA Application No. 16958

Dear Ms. Davis:

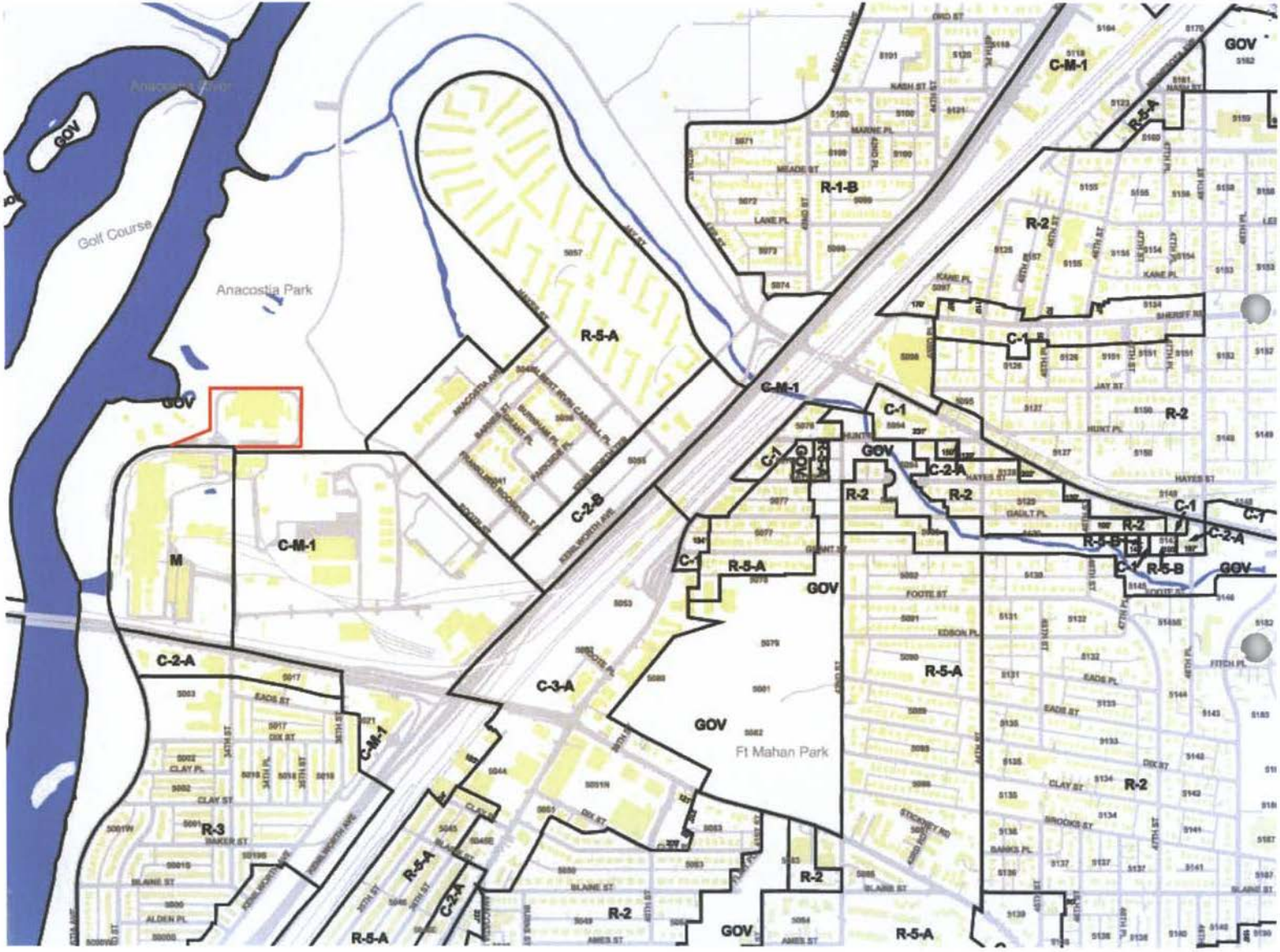
The property involved in the above-cited application is unzoned. Your Board of Zoning Adjustment (BZA) application filing is being held in abeyance until an application for a zoning map amendment from Unzoned to the M zoning district is filed with the Zoning Commission; or alternatively a consolidated Planned Unit Development (PUD) and zoning map amendment application is filed with the Zoning Commission. If you chose to proceed under the PUD process the BZA application would not be necessary and should be withdrawn. Please call Alberto P. Bastida, Secretary to the Zoning Commission, on (202) 727-6311, if you have any questions about the foregoing.

SINCERELY,

JERRILY R. KRESS, FAIA
DIRECTOR

cc: Alberto P. Bastida
Alan Bergstein

rsn


Anacostia River
GOV
Golf Course
Anacostia Park
GOV
M
C-M-1
C-2-A
R-3
R-5-A
C-2-B
C-3-A
C-M-1
R-5-A
C-M-1
C-1
C-2-A
GOV
R-2
R-2
C-1
R-5-B
C-1
C-2-A
R-5-A
GOV
R-5-A
GOV
Ft Mahan Park
R-2
R-2
R-5-A
GOV
R-5-A
C-M-1
R-1-B
R-2
C-1
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R-5-A
GOV