Government of the District of Columbia
OFFICE OF ZONING



MEMORANDUM

OFFICE OF DOCUMENTS AND ADMINISTRATIVE ISSUANCES
2003 JAN 17 PM 2:19

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

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

DATE: January 17, 2003

SUBJECT: Publication for the Office of Zoning

Please publish the following in the D.C. Register on January 24, 2003:

1. Z.C. Notice of Filing (Case No. 03-02);
2. Z.C. Notice of Public Hearing (Case No. 03-02);
3. Z.C. Notice of Public Hearing (Case No. 03-01);
4. Z.C. Notice of Public Hearing (Case No. 02-41); and
5. Z.C. Notice of Public Hearing (Case No. 02-35).

C Ector
Received By

1/17/02
Date

Attachments

ZONING COMMISSION
District of Columbia
Case 03-01
Exhibit 2

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.03-01
EXHIBIT NO.2

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Monday, March 17, 2003 @ 6:30 P.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. 03-01 (Map Amendment – Takoma Park)

THIS CASE IS OF INTEREST TO ANC 4B:

On January 3, 2003, the Office of Zoning received a request from the Office of Planning requesting a map amendment. This case was set down for hearing on January 9, 2003. The Office of Planning's report constituted its prehearing statement.

The property that is the subject of this request is located in Square 3187, Lots 50, 823, 826, and 834 between Chestnut Street, N.W. and Spring Place, N.W., located on the east side of Blair Road, N.W. and includes the north side of Spring Place, N.W.

The Office of Planning proposes to rezone the subject property from C-M-1 to C-2-A.

The C-M-1 District permits development of low bulk commercial and light manufacturing uses to a maximum FAR of 3.0, and a maximum height of three (3) stories/forty (40) feet with standards of external effects and new residential prohibited.

The C-2-A District permits matter-of-right low density development, including office, retail, and all kinds of residential uses to a maximum lot occupancy of 60% for residential use, a maximum FAR of 2.5 for residential use and 1.5 FAR for other permitted uses, and a maximum height of fifty (50) feet.

Proposed amendments to the Zoning Regulations 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.