NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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The Honorable Linda W. Cropp

Executive Director

Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 03-09

OCT 13 2005

Zoning Commission for the
District of Columbia
2nd Floor, Suite 210 South
441 4th Street, NW
Washington, D.C. 20001

Members of the Commission:

In response to your request, pursuant to delegations of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed text amendment to the Zoning Regulations to allow District of Columbia agencies to use public school buildings in the R-1 Zone District for limited uses as a special exception and found that the proposal would not adversely affect the identified federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

P. Gallagher

Patricia E. Gallagher, AICP
Executive Director

Enclosure

RECEIVED
D.C. OFFICE OF ZONING
2005 OCT 18 PM 4:02

Zoning Commission
District of Columbia
CASE NO. 03-09
EXHIBIT NO. 19

ZONING COMMISSION
District of Columbia
CASE NO.03-09
EXHIBIT NO.19

NCPC File No. ZC 03-09

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

TEXT AMENDMENT TO THE ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA TO ALLOW DISTRICT OF COLUMBIA AGENCIES TO USE PUBLIC SCHOOL BUILDINGS IN THE R-1 ZONE DISTRICT FOR LIMITED USES AS A SPECIAL EXCEPTION

Report to the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

SEP 29 2005

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed text amendment to the Zoning Regulations of the District of Columbia to allow District of Columbia agencies to use public school buildings in the R-1 Zone District for limited uses as a special exception would not adversely affect the federal interest.

* * *

The Zoning Commission is considering a proposed text amendment to Section 222, 11 DCMR, that would allow District of Columbia government agencies to use vacant historic public school buildings and grounds in the R-1 zone district, provided certain conditions to protect the character of adjacent neighborhoods are met and the use is approved as a special exception. The purpose of the text is to encourage the preservation and designation of many of the city's surplus and neglected public school buildings and allow for their adaptive use, and to allow District government agencies to use such buildings in the same manner and with the same limitations that are currently available to non-profit organizations by special exception. In addition, the regulation would encourage the District's efforts to locate city services in the neighborhoods. The provision would provide the District government with the same opportunities that exist for non-profit organizations and hold it to the same special exception standards and public review process.

Uses by the Department of Public Works, Department of Motor Vehicles, and the Department of Corrections are thought to be adverse to the residential character of the neighborhoods and have been limited accordingly. The proposed text includes sections that state that the principal use of the property shall not be interior or exterior storage or vehicle parking, that the use shall not

intrude upon the privacy of the residents of the neighborhood, and that the use of the property shall not tend to adversely affect the character or use of the neighboring properties as a result of noise, traffic, or other objectionable conditions.

The D.C. Office of Planning supports the amendment. I find that the federal interest is not adversely affected by the proposed text amendment.

P. Gallagher

Patricia E. Gallagher, AICP
Executive Director