

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



November 14, 2006

Via E-Mail & U.S. Mail:

Patricia E. Gallagher, AICP
Executive Director
National Capital Planning Commission
401 9th Street, N W., Suite 500
Washington, D C 20004

Re: Notice of Proposed Action

Dear Ms. Gallagher:

Please find attached copies of the proposed rulemaking(s) for the following case(s)

- Z C Case No. 05-02 (Residential Recreation Space)
- Z C Case No. 06-20 (Section 601.7 – WMATA Temporary Bus Parking)

The above proposed rulemakings will be published in the *D C Register* on November 24, 2006, for a 30-day comment period. The comment period will end on December 26, 2006. Accordingly, these cases will be considered for final action at the Zoning Commission's January 8, 2007 public meeting.

The proposed decision of the Commission to approve the above-mentioned cases are referred to the National Capital Planning Commission (NCPD) for review and comment, pursuant to the District of Columbia Home Rule Act of 1973, as amended, 87 Stat. 790, Pub. L. No. 93-198, D.C. Code Section 1-201 et seq.

If you have any questions, contact me at the Office of Zoning on (202) 727-0340

Sincerely,

Sharon S. Schellin
Secretary to the Zoning Commission

cc David W. Levy (via e-mail)
Christine Saum (via e-mail)
Marjorie Marcus (via e-mail)

ZONING COMMISSION
District of Columbia

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PROPOSED RULEMAKING
ZC Case No. 05-02
(Text Amendment – 11 DCMR)
(Residential Recreation Space)

The Zoning Commission for the District of Columbia, pursuant to its authority under §§ 1 and 3 of the Zoning Act of 1938, approved June 20, 1938 (52 Stat 797, as amended, D C Official Code §§ 6-641 01 and 6-641 03 (2001)), hereby gives notice of its intent to amend § 411 of Chapter 4 of the Zoning Regulations (Title 11 DCMR) and to repeal those sections of the Zoning Regulations requiring the provision of residential recreation space in certain zone districts

Final rulemaking action shall be taken in not less than thirty (30) days from the date of publication of this notice in the *D C Register*

Title 11 DCMR is proposed to be amended as follows Deleted wording is shown in strike-through lettering and added wording is shown bolded and underlined

- A **CHAPTER 1, THE ZONING REGULATIONS** – Delete the definition of “Residential recreation space ” from § 199.1, DEFINITIONS
- B **CHAPTER 4, RESIDENCE DISTRICTS· HEIGHT, AREA, AND DENSITY REGULATIONS**
 - 411 ROOF STRUCTURES (R)
 - 411 1 To exercise a reasonable degree of architectural control upon roof structures in all districts, housing for mechanical equipment, stairway and elevator penthouses, and, when not in conflict with An Act To Regulate the Height of Buildings in the District of Columbia, approved June 10, 1920 (36 Stat 452, D C Official Code, §§ 6-601.01 to 6-601.09, on apartment building roofs, penthouses for (a) storage, ~~and toilets~~ showers, and lavatories incidental and accessory to roof swimming pools or communal recreation space located on that roof; and (b) other enclosed areas, within the area permitted as a roof structure, used for recreational uses accessory to communal rooftop recreation space, shall be subject to conditions and variable floor area ratio credit specified in this section
- C **CHAPTER 5, SPECIAL PURPOSE DISTRICTS (SP)** – Delete section 533, Residential Recreation Space (SP), including all subsections 533 1 through 533 11
- D **CHAPTER 6, MIXED USE COMMERCIAL RESIDENTIAL DISTRICTS (CR)** – Delete § 635, Residential Recreation Space (CR), including all subsections 635 1 through 635 4
- E **CHAPTER 7, COMMERCIAL DISTRICTS (C)** – Delete § 773, Residential Recreation Space (C), including all subsections 773 1 through 773 10

NOTICE OF PROPOSED RULEMAKING
Z.C. CASE NO
PAGE NO. 2

F CHAPTER 17, DOWNTOWN DEVELOPMENT OVERLAY DISTRICT (DD)

- a Delete § 1706 4(f)
- b. Delete § 1706 5(f)

**G CHAPTER 18, SOUTHEAST FEDERAL CENTER OVERLAY DISTRICT
(SEFC) – Delete § 1803 12**

All persons desiring to comment on the subject matter of this proposed rulemaking action should file comments in writing no later than thirty (30) days after the date of publication of this notice in the *D C. Register*. Comments should be filed with Sharon Schellin, Secretary to the Zoning Commission, Office of Zoning, 441 4th Street, N W , Suite 200-S, Washington, D C 20001. Copies of this proposed rulemaking action may be obtained at cost by writing to the above address.