*Government of the District of Columbia*
**OFFICE OF ZONING**

**MEMORANDUM**

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

**FROM:** Sharon S. Schellin
Acting Secretary to the Zoning Commission

**DATE:** August 18, 2005

**SUBJECT:** Publication for the Office of Zoning

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Please publish the following in the *D.C Register* on August 26, 2005:

1 Z.C Notice of Filing (Case No. 05-24),
2. Z.C. Notice of Filing (Case No. 05-25),
3. Z C Notice of Filing (Case No 05-26),
4 Z.C Notice of Special Public Meeting;
5 Z.C Notice of Public Hearing (Case No 04-14);
6 Z C Notice of Public Hearing (Case No 05-12), and
7 Z C Notice of Public Hearing (Case No 05-15)

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Office Of Documents And Administrative Issuances

Attachments

[redacted]
District of Columbia
05-12
11

441 4th St , N W , Suite 210-S, Washington, D C 20001
Telephone (202) 727-6311 E-Mail Address zoning.info@dcoz.dc.gov Web Site www.dcoz.dc.gov

ZONING COMMISSION
District of Columbia
CASE NO.05-12
EXHIBIT NO.11

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA**
**NOTICE OF PUBLIC HEARING**

**TIME AND PLACE:** **Thursday, October 27, 6:30 P.M.**
**Office of Zoning Hearing Room**
**441 4th Street, N.W., Suite 220-South**
**Washington, D.C. 20001**

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**Case No. 05-12 (Text amendments – Hostelling International)**

**THIS CASE IS OF INTEREST TO ANC 2F**

This proceeding was initiated by a petition submitted on behalf of Hostelling International USA ("Petitioner") to amend the text of the Zoning Regulations to allow the existing International Hostel at 1009 11th Street, N.W. to be enlarged or rebuilt to the maximum density of the applicable DD/C-3-C District and to exempt the hostel from the residential use requirement of §§ 1706.5 (b) of the Zoning Regulations The maximum permitted density of an enlarged or rebuilt hostel on the subject property would be 9 5 FAR under the proposed text amendment, as is currently allowed only for residential or mixed-use buildings including a required residential component. The Petition also proposed the adoption of a definition of "Hostel" in § 199 of the Zoning Regulations and amending the use regulations to allow hostel use in the same zone districts in which a hotel or inn is currently allowed.

The Office of Planning's setdown report was filed on April 1, 2005, and the Zoning Commission decided at its April 11, 2005 public meeting to schedule a public hearing on the case. In its deliberations at that time, the Commission decided to simplify the case with advice and alternative text amendment language from the Office of the Attorney General ("OAG"). Since the critical element of the petition related to the International Hostel in Downtown, the Commission declined to undertake broader text amendments Accordingly, the Commission authorized a public hearing on the proposed amendment to the Downtown Development District as recommended by the OAG Following the setdown meeting, the OAG, in communication with the Office of Planning and the Petitioner, drafted a sentence proposed to be added to the definition of "Inn" in § 199 This text could make clear that, in the case of an Inn, guests may prepare meals in a central kitchen and eat in a central dining area. This was the critical element in the Petitioner's proposed definition of "Hostel," and accordingly, is intended to resolve that issue This clarifying language proposed to be added to the definition of "Inn" is also advertised for public hearing

The proposed text amendments advertised in this case are as follows

**1706.20 The hostel existing as of [THE EFFECTIVE DATE OF THIS AMENDMENT] at Lot 810 in Square 342 may be expanded or rebuilt to the maximum permitted density of 9.5 FAR, and the housing requirement specified in § 1706.5 (b) shall not apply to such expansion or rebuilding for so long as the hostel use continues.**

*199 Inn – a building or part of a building in which habitable rooms or suites are reserved primarily for transient guests who rent the rooms or suites on a daily basis. Guestrooms or suites may include kitchens, but central dining, other than breakfast for guests, is not allowed The term "inn" may be interpreted to include an establishment known as a bed and breakfast, hostel, or tourist home, but shall not be interpreted to include a hotel, motel, private club, rooming house, boarding house, tenement house or apartment house.* **For the purposes of this definition, the limitation on central dining does not prohibit an Inn from allowing guests to prepare their meals at common or shared cooking facilities and to eat such meals in a common or shared dining area.** (The existing definition of "Inn" is in italics; the proposed amendment is in bold face type )

Proposed amendments to the Zoning Regulations and Map of the District of Columbia are authorized pursuant to the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797; D.C. Official Code § 6-641.01 *et seq* ).

The public hearing on this case will be conducted as a rulemaking in accordance with the provisions of § 3021 of the District of Columbia Municipal Regulations, Title 11, Zoning. 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 the 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, KEVIN L. HILDEBRAND, AND GREGORY N. JEFFRIES ------- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON SCHELLIN, ACTING SECRETARY TO THE ZONING COMMISSION.**