Government of the District of Columbia
OFFICE OF ZONING

MEMORANDUM

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

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

DATE: August 4, 2005

SUBJECT: Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on August 12, 2005:

1. Z.C. Notice of Public Hearing (Case No. 05-20).

Attachments

[redacted]
District of Columbia
CASE NO. 05-20
EXHIBIT NO. 2

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

ZONING COMMISSION
District of Columbia
CASE NO.05-20
EXHIBIT NO.2

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Thursday, October 6, 2005, @ 6:30 P.M.**
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. 05-20 (Asphalt Plant – Text Amendment)

THIS CASE IS OF INTEREST TO ALL ANCs

The Office of Planning, at the request of the Office of Property Management (OPM) and the District Department of Transportation (DDOT), is requesting text amendments to Title 11 of the District of Columbia Municipal Regulations, Zoning, to allow asphalt plants as a permitted use within the industrial zone districts subject to special exception review. Currently, this use is not permitted in any zone, as all existing plant(s) pre-date the current zone regulations. Further, an additional text amendment is also proposed that would permit the asphalt plant, now located at 60 P Street, S.E., Square 705, Lot 802, to relocate as matter-of-right within the C-M-1 portions of D.C Village. A map indicating the approximate site for the relocation is attached to this notice. The specific metes and bounds of the area or, if available, its square and lot number will be provided to the Commission prior it taking final action.

This case set down for hearing on July 11, 2005. The Office of Planning report was received on July 5, 2005 and served as the pre-hearing submittal for the case.

The relocation of the existing asphalt plant is critical, since the land it now occupies must become available within the year's end in order to begin construction of the new stadium, consistent with the District's agreement with Major League Baseball. The text proposed by the Office of Planning would amend the recently adopted text amendments (Subsections 802.17 through 802.20), which permits concrete plants by special exception to include asphalt plants and to add two new subsections as follows:

Chapter 8 Industrial Districts is amended by:

1. By amending § 801.7 to add a new subparagraph (m) to read as follows:

   (m) An asphalt plant located in [the identified area of D.C Village] if the plant had been located in Square 705, Lot 802 on [the effective date of this amendment] and was relocated to [the D.C. Village location].

2. Subsections 602.17 through 802.20 and 822.15 are amended by inserting the phrase "or asphalt" after the word "cement" wherever it appears.

3. Amending § 823.1(f) by adding the phrase ", other than asphalt" after the phrase "bituminous products refining or manufacture".

Proposed amendments to the Zoning Regulations and Map of the District of Columbia are authorized pursuant to the Zoning Act of June 20, 1938, (52 Stat. 797), as amended, D.C. Official Code § 6-641.01 (2001), *et seq.*

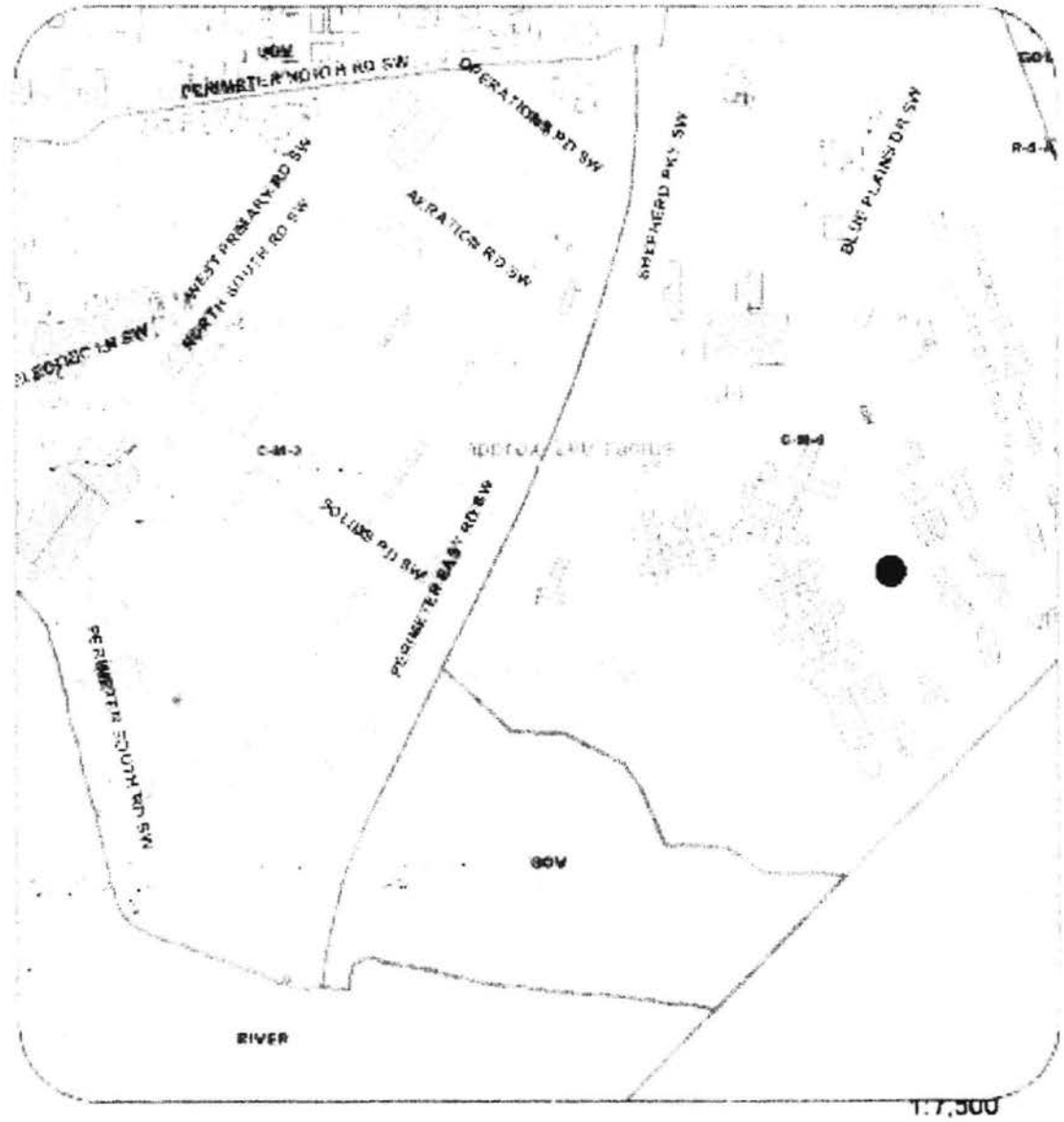
The public hearing on this case will be conducted as a rulemaking in accordance with the provisions of Section 3021 of the District of Columbia Municipal Regulations, Title 11, Zoning. Pursuant to that section, the Commission will impose time limits on testimony presented to it at the public hearing.

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.**

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.

[MAP FOLLOWS ON NEXT PAGE]



Legend

- Zoning Districts
- Community-Based Residential Facilities
- National Parks (NPS)
- DC Parks

SITE PLAN

Government of the
District of Columbia
Anthony A. Williams, Mayor

Office of Planning - July 29, 2005