

Government of the District of Columbia
OFFICE OF ZONING



Z.C. CASE NO.: 06-20

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ATTESTED BY:


Sharon S. Schellin

Secretary to the Zoning Commission
Office of Zoning

**ZONING COMMISSION
District of Columbia**

CASE NO. 06-20

EXHIBIT NO. 5

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

TIME AND PLACE: **Monday, July 24, 2006, at 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. 06-20 - Text Amendment – DCMR Title 11 Chapter 6 Mixed Use Commercial Residential (CR) District

THIS CASE IS OF INTEREST TO ANC 6D

On April 20, 2006, the Office of Zoning received a petition from the District of Columbia Office of Planning (“OP”), filed on behalf of the Office of Property Management (“OPM”) and the Washington Metropolitan Area Transit Authority (collectively, “Petitioner”), for a text amendment to the zoning regulations to permit the use of a surface parking lot on Square 703, Lot 53 (98 R Street SW) by Washington Metropolitan Area Transit Authority buses, for a maximum period of five (5) years. This text amendment would provide for a suitable temporary WMATA bus parking lot necessary immediately to replace the current one located on the site of the future major league baseball stadium, pending a long term resolution of WMATA’s bus parking needs.

The proposed site is currently developed as a parking lot and is of a size and in a location suitable for the proposed use - parking of approximately 76 WMATA buses currently using parking associated with the WMATA bus garage located at M and Half Streets SE - and no further improvements to the lot are anticipated.

At its April 20, 2006 meeting, the Zoning Commission adopted the rule on an emergency basis¹ and set it down for a hearing at a later date. The Commission also waived § 3013.1 of its rules of procedure, which would have required a twenty-day waiting period before publication.

The proposed text amendment is as shown below.

Title 11 DCMR (Zoning) is proposed to be amended as follows:

Chapter 6, MIXED USE (COMMERCIAL RESIDENTIAL) DISTRICTS, is amended by adding new section 601.7, to read as follows:

¹ A Notice of Emergency Rulemaking appears elsewhere in this volume of the *D C Register*.

601 7 “Notwithstanding § 602 1, and not subject to any otherwise applicable proximity requirement, a surface parking lot accessory to the Washington Metropolitan Area Transit Authority garage facility located on Square 700, Lot 857, is permitted as a temporary use for a period of five (5) years maximum on Square 703, Lot 53, from the date of the issuance of the certificate of occupancy for such use ”

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), an amended, D.C Official Code § 6-641 *et seq* (2001).

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 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 in writing their intention to testify. 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 200-S, 441 4th Street, N W., Washington, D C 20001 Please include the number of this particular case and your daytime phone number **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

CAROL J. MITTEN, ANTHONY J. HOOD, GREGORY N. JEFFRIES, JOHN G. PARSONS, AND MICHAEL G. TURNBULL, ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON SCHELLIN, SECRETARY TO THE ZONING COMMISSION.