

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Zoning Commission**



**Z.C. CASE NO.: 07-20**

As Secretary to the Commission, I hereby certify that on AUG - 9 2007 copies of this Z.C. Notice of Public Hearing were mailed first class, postage prepaid or sent by inter-office government mail to the following:

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|---|--|
| 1. <i>D.C. Register</i>   | 9. Michelle Starr<br>7D07<br>P.O. Box 90246<br>Washington, D.C. 20090  |
| 2. Dorothy Douglas, Chair<br>ANC 7D<br>5140 Nannie Helen Burroughs Ave., N.E.<br>Washington, DC 20019 | 10. Gottlieb Simon<br>ANC<br>1350 Pennsylvania Avenue, N.W.<br>Washington, D.C. 20004                                    |
| 3. Commissioner Veronica Raglin<br>7D01<br>408 21st Street NE<br>Washington, DC 20002                 | 11. Councilmember Yvette Alexander   |
| 4. Commissioner Sharita Slayton<br>7D02<br>918 42nd St NE<br>Washington, DC 20019                     | 12. Office of Planning (Harriet Tregoning)   |
| 5. Commissioner Dorothy Douglas<br>7D03<br>4401 Minnesota Ave. NE<br>Washington, DC 20019             | 13. DDOT (Ken Laden)   |
| 6. Commissioner Warees Majeed<br>7D04<br>316 34th Street NE<br>Washington, DC 20019                   | 14. Acting Zoning Administrator (Matthew LeGrant)  |
| 7. Commissioner Rick Tingling-Clemmons<br>7D05<br>4614 Central Avenue NE<br>Washington, DC 20019      | 15. Jill Stern, Esq.<br>General Counsel - DCRA<br>941 North Capitol Street, N.E.<br>Suite 9400<br>Washington, D.C. 20002 |
| 8. Commissioner Tony Scurry<br>7D06<br>4208 Benning Road NE #5<br>Washington, DC 20019                | 16. Office of the Attorney General (Alan Bergstein)  |
|   | 17. Property Owners Within 200 Feet (see attached list provided by Applicant)  |
|   | 18. MLK Library (30 Copies)  |

**ATTESTED BY:**



**Sharon S. Schellin**

**Secretary to the Zoning Commission  
Office of Zoning**

**ZONING COMMISSION  
District of Columbia**

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

**TIME AND PLACE:**                      **Thursday, October 11, 2007, @ 6:30 P.M.**  
   **Office of Zoning Hearing Room**  
   **441 4<sup>th</sup> Street, NW, Suite 220-South**  
   **Washington, D.C. 20001**

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

**CASE NO. 07-20     (Map and Text Amendments to zone Kingman and Heritage Islands, and accommodate construction of a public nature education center on Kingman Island)**

**THIS CASE IS OF INTEREST TO ANC 7D**

On July 20, 2007, the Office of Zoning received a petition filed by the Office of Planning on behalf of the Anacostia Waterfront Corporation. The petition requested the Zoning Commission consider zoning Kingman and Heritage Islands, islands located in the Anacostia River that are currently unzoned, in the W-0 Zone District. The petition further requested text amendments to amend §§ 2101, 2200, 938 and add a new § 930.5, to accommodate the development of a public nature education center on Kingman Island.

The Zoning Commission set down the case for public hearing at its meeting of July 30, 2007.

In summary, the proposed text amendments would:

- exempt the proposed Kingman Island public nature center from the parking and loading requirements of §§ 2101.1 and 2200.1;
- exempt the public nature center from the waterfront setback requirement of § 938.2; and
- exempt the public nature center from the roof structure setback requirement of § 930.3 (b).

The proposed amendments to the Zoning Map and Zoning Regulations are as follows (new text is shown as bold and underlined):

- A.     The Zoning Map is amended by including Kingman and Heritage Islands in the W-0 Zone District.

- B. Chapter 21, OFF-STREET PARKING REQUIREMENTS, is amended by amending § 2100.1 to read as follows:

2100.1 All buildings or structures erected on or after May 12, 1958, shall be provided with parking spaces to the extent specified in § 2101, except as permitted by §§ 2102 through 2108 and for structures erected on Kingman and Heritage Islands for which the construction of parking spaces shall be prohibited except for handicap spaces.

- C. Chapter 22, OFF-STREET LOADING FACILITY REQUIREMENTS, is amended by amending Section 2200.1 to read as follows:

2200.1 All buildings or structures erected on or after May 12, 1958, shall be provided with loading berths, loading platforms and service delivery loading spaces to the extent specified in § 2201, except as provided in § 2202 and for structures erected on Kingman and Heritage Islands for which the construction of service delivery loading spaces shall be prohibited.

- D. Chapter 9, WATERFRONT DISTRICTS, is amended by:

1. Adding a new § 930.5 to read as follows:

**930.5 Roof structures less than ten (10) feet in height above a roof or parapet wall of a structure in the W-0 District shall not be subject to the requirements of this section when the top of the roof structure is below maximum building height prescribed for the W-0 District.**

2. Amending § 938.2 to read as follows:

938.2 Notwithstanding § 938.1, a waterfront setback need not be provided for a water taxi ticketing/information booth, or for structures directly associated with a public-accessible wharf, dock or pier and for a public nature education center on Kingman Island.

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

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,

**NOTICE OF PUBLIC HEARING  
Z.C. CASE NO. 07-20  
PAGE 3**

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.**

**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.**