

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

TIME AND PLACE: Thursday, September 13, 2007, 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. 07-14A (Map Amendment to bring certain properties into conformance with the Generalized Land Use Map of the “Comprehensive Plan Amendment Act of 2006”)

THIS CASE IS OF INTEREST TO ANC 5B.

The District of Columbia Office of Planning petitioned the Zoning Commission for an amendment to the Zoning Map to change the General Industry (M) and Commercial-Light Industry (C-M-2) designations for proposed lot 817 and lot 56 on Square 3848, and lots 800, 801 and 802 on Square 3854, to the Commercial Business Center (C-2-B) district. The proposed amendment would make the zoning for these properties consistent with the Generalized Land Use Map of the “Comprehensive Plan Amendment Act of 2006.” This case was set down for public hearing on June 11, 2007.

The proposed amendment to the Zone Map of the District of Columbia is authorized pursuant to the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797; D.C. Official Code § 6-641.01 *et seq.*)

SUMMARY

In May 1, 2007, Israel Manor, Inc. filed a consistency application with the Office of Zoning on behalf of Brentwood Outlets, LLC, the applicant, requesting that the Zoning Commission rezone the area of proposed lot 817 on Square 3848 from C-M-2 to C-2-B. The application was assigned Zoning Commission case number 07-14. During consideration of the application at its public meeting on May 14, 2007, the Commission asked the Office of Planning (OP) to determine whether this request should be expanded to include additional properties.

The Office of Planning found that the existing CM-1, CM-2 and M industrial zoning of Lots 800, 801 and 802 in Square 3854, developed as the Brentwood Shopping Center, are inconsistent with the District Elements of Comprehensive Plan, which identifies the lots for moderate density commercial and mixed-use medium density residential and

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commercial uses. OP also found that the CM-2 industrial zoning of Lot 56 in Square 3848, developed as a bank, is inconsistent with the District Elements of Comprehensive Plan which identifies the lot for mixed-use medium density residential and commercial uses. OP recommended the case be expanded to include the rezoning of Lots 800, 801 and 802 in Square 3854 and Lot 56 in Square 3848 to the C-2-B zone district. Because the proceeding would go beyond the geographic scope of the original application and because the owners of the added properties have not requested the change, this proceeding was given a separate case number (07-14A) and OP became the petitioner.

PROCEDURES

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 § 3020, 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, GREGORY N. JEFFRIES, 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.

ARENA DEVELOPMENT

Filing fee for map amendment: \$250

Hearing fees:

R-5-B \$2,500

R-5-C \$5,000

Contested cases: include requests for zoning map amendments filed by the property owner or owners for a single property or for multiple properties that are contiguous.

Rulemaking: legislative in nature and include a zoning text or map amendment that is proposed in furtherance of the Comprehensive Plan or other public law or policy. Includes proposals where the petitioner does not own all of the property proposed to be rezoned.