

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 07-30

JAN 14 2008

As Secretary to the Commission, I hereby certify that on _____ 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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|---|--|
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ATTESTED BY: _____

Sharon S. Schellin

Secretary to the Zoning Commission
Office of Zoning

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District of Columbia

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CASE NO. 07-30
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EXHIBIT NO. 4

District of Columbia
CASE NO. 07-30
EXHIBIT NO. 4

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

TIME AND PLACE: **Monday, March 3, 2008, @ 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. 07-30 (Zoning Consistency Case to Rezone Portions of the Marshall Heights area from the R-5-A Zone to R-2 or R-3 Zones)

THIS CASE IS OF INTEREST TO ANCs 7A & 7E

The Office of Planning, in a report dated November 9, 2007, petitioned the Zoning Commission for a map amendment to rezone certain squares or portions of squares within the Marshall Heights area from the R-5-A Zone District to R-2 or R-3 Zone Districts. The Zoning Commission set the case down for a public hearing at its regularly scheduled public meeting held on November 19, 2007. The Office of Planning's report served as the pre-hearing submittal for the case. (NOTE: Square 5352 is the only square that falls within the boundaries of ANC 7A.)

The subject area is characterized by detached, semi-detached, row houses, and apartment buildings. There are a number of vacant sites remaining throughout the Marshall Heights area and the proposed amendment would allow such sites to be developed with detached, semi-detached, and row structures to match the predominant neighborhood character.

The proposed zone map amendment would include the following squares:

Squares or Portions of Squares Zoned R-5-A	Proposed Rezoning
5341, 5341E, 5342, 5342E, 5350, 5351, 5352, 5359, and 5362.	R-2
5287, 5293, 5294, 5295, 5296, 5297, 5298, 5299, 5300, 5301, 5302, 5303, 5304, 5308, 5309, 5310, 5311, 5312, 5313, 5314, 5315, 5316, 5317, 5321, 5322, 5323, 5324, 5325, 5326, 5327, 5328, 5330, 5331, 5332, 5333, 5334, 5335, 5336, 5337, and 5338.	R-3

The R-5-A Zone District is a general Residence District designed to permit flexibility of design by permitting all types of urban residential development. In R-5-A Zone Districts, only a low height and density shall be permitted; and all new residential developments, except those

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comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment as special exceptions. In the R-5-A District there is no minimum lot area and density is limited to a floor-area-ratio of 0.9.

The R-2 district is designed for one-family, semi-detached dwellings and may also contain some one-family detached dwellings. The minimum lot area is 3,000 square feet in the R-2 Zone District.

The R-3 Zone District is designed essentially for row dwellings, but may also include a mixture of row dwellings, one-family detached and semi-detached dwellings, and groups of three (3) or more row dwellings. The minimum lot area is 2,000 square feet in the R-3 District.

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, and 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 Sharon Schellin, the Secretary of the Zoning Commission, Office of Zoning, Suite 200/210-S, 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, GREGORY N. JEFFRIES, CURTIS L. ETHERLY, Jr, MICHAEL G. TURNBULL, AND PETER G. MAY, ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON SCHELLIN, SECRETARY TO THE ZONING COMMISSION.