

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



Z.C. CASE NO.: 07-34

MAR 13 2008

As Secretary to the Commission, I hereby certify that on MAR 13 2008 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:

- |                                                                                                                  |                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| 1. D.C. Register                                                                                                 | 8. Charles Reed, Chair<br>ANC 2F<br>5 Thomas Circle, N.W.<br>Washington, D.C. 20005                                      |
| 2. Richard Busch<br>1520 Caroline Street, N.W.<br>Washington, D.C. 20009                                         | 9. Commissioner Charles Reed<br>ANC/SMD 2F01<br>1310 Q Street NW<br>Washington, DC 20036                                 |
| 3. Anne Sellin<br>1834 16 <sup>th</sup> Street, N.W.<br>Washington, D.C. 20009                                   | 10. Gottlieb Simon<br>ANC<br>1350 Pennsylvania Avenue, N.W.<br>Washington, D.C. 20004                                    |
| 4. Ramon Estrada, Chair<br>ANC 2B<br>DC Jewish Community Center<br>9 Dupont Circle, N.W.<br>Washington, DC 20036 | 11. Councilmember Jack Evans                                                                                             |
| 5. Commissioner Ramon Estrada<br>ANC/SMD 2B09<br>1417 T Street, N.W.<br>Washington, D.C. 20009                   | 12. Office of Planning (Harriet Tregoning)                                                                               |
| 6. Commissioner Robert Mehan<br>ANC/SMD 2B03<br>1740 Corcoran Street, N.W.<br>Washington, D.C., 20008            | 13. DDOT (Karina Ricks)                                                                                                  |
| 7. Commissioner Will Stephens<br>ANC/SMD 2B08<br>1771 T Street, N.W. #2<br>Washington, D.C. 20009                | 14. Zoning Administrator (Matthew LeGrant)                                                                               |
|                                                                                                                  | 15. Jill Stern, Esq.<br>General Counsel - DCRA<br>941 North Capitol Street, N.E.<br>Suite 9400<br>Washington, D.C. 20002 |
|                                                                                                                  | 16. OAG (Alan Bergstein)                                                                                                 |

ATTESTED BY:

  
Sharon S. Schellin  
Secretary to the Zoning Commission  
Office of Zoning

ZONING COMMISSION  
District of Columbia

CASE NO. 07-34

EXHIBIT NO. 24

441 4<sup>th</sup> Street, N.W., Suite 200/210-S, Washington, D.C. 20001

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ZONING COMMISSION  
District of Columbia  
CASE NO. 07-34  
EXHIBIT NO. 24

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

**TIME AND PLACE:**                      **Monday, April 28, 2008, @ 6:30 P.M.**  
                                                 **Office of Zoning Hearing Room**  
                                                 **441 4<sup>th</sup> Street, N.W., Suite 220-South**  
                                                 **Washington, D.C. 20001**

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

**Case No. 07-34 (Petition of Anne Sellin and Richard Busch to Amend the Zoning Map, Portions of Squares 176, 177, 177N, 178, 190, 191, 206, and 207, and Related Text Amendment to Include the Properties in the Dupont Circle Overlay District)**

**THIS CASE IS OF INTEREST TO ANC 2B**

Anne Sellin and Richard Busch, through a petition dated December 10, 2007, requested amendments to the Zoning Map to rezone the area generally bounded by S, T, U, 15<sup>th</sup>, and 16<sup>th</sup> Streets and New Hampshire Avenue, N.W. The petition requested rezoning those properties currently zoned in the R-5-D Zone District to the R-5-B Zone District; those properties located in the R-5-B Zone District to the R-4 Zone District; and to include all the properties in the Dupont Circle Overlay District (DC).

The R-5 Districts are general residence districts designed to permit flexibility of design by permitting in a single district, except as provided in §§ 350 through 361 of the Zoning Regulations, all types of urban residential development if they conform to the height, density, and area requirements established for these districts. The R-5 Districts also permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive Residence Districts. In R-5-D Districts a relatively high height and medium-high density is permitted. In the R-5-B District a moderate height and density is permitted.

The R-4 District is designed to include those areas now developed primarily with row dwellings, but within which there have been a substantial number of conversions of the dwellings into dwellings for two (2) or more families.

The Dupont Circle Overlay District is designed to protect the low scale, predominantly residential character, independent small retail businesses, human scale streetscapes, and historic character of the Dupont Circle area given the high-density development pressures created by the proximity of the Central Employment Area and the Dupont Circle Metrorail station.

At a properly noticed special public meeting on February 11, 2008, the Zoning Commission set down the case for a public hearing.

The proposed amendments to the Zoning Map and Zoning Regulations are as follows:

A. The Zoning Map is amended as shown in the following table:

| SQUARE      | LOTS                                                                                                                                                          | PROPOSED ZONE     |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Square 176  | Lots 43-45, 64-73, 2076-2128                                                                                                                                  | R-5-D to DC/R-5-B |
| Square 177  | Lots 2, 36-40, 87-92, 104, 108, 126, 127, 801, 802, 2009-2019, 2020-2025                                                                                      | R-5-D to DC/R-5-B |
|             | Lots 118-123                                                                                                                                                  | R-5-B to DC/R-4   |
| Square N177 | Lots 4-9, 17, 23-25, 26, 27, 87-92, 801-804, 807, 810-811, 2001-2009, 2010-2012, 2013, 2022                                                                   | R-5-D to DC/R-5-B |
| Square 190  | Lots 22-42, 51-62, 88-99, 101-116, 2019-2028                                                                                                                  | R-5-B to DC/R-4   |
|             | Lots 119-120, 123, 129, 809, 2001-2018, 2029-2049, 2050-2056                                                                                                  | R-5-D to DC/R-5-B |
| Square 191  | Lots 93-95, 100, 803-804, 2001-2012, 2014-2027, 2059-2067                                                                                                     | R-5-D to DC/R-5-B |
|             | Lots 3-6, 8-16, 40-49, 51-59, 63-65, 66-69, 71-76, 79-87, 90-92, 96-98, 99, 104, 107-108, 800, 801, 812, 814, 816, 817, 2028-2031, 2032, 2034-2058, 2068-2077 | R-5-B to DC/R-4   |
| Square 206  | Lots 17-25, 62-65, 113-122, 128-133, 138-162, 166-176, 177-198, 219, 220, 800-805, 807, 809, 811, 812, 813, 814, 2001-2013                                    | R-5-B to DC/R-4   |
| Square 207  | Lots 48-65, 94-95, 810                                                                                                                                        | R-5-B to DC/R-4   |

B. Chapter 15, MISCELLANEOUS OVERLAY DISTRICTS, is amended as follows:

- By deleting § 1501.2.
- Subparagraph 1501.3 is amended to read as follows (added text is shown in **bold** and underlined):

1501.3 The DC Overlay District includes the following squares: 23, 35, 48, 49, 65, 66, 67, 68, 69, 70, 90, 91, 92, 93, 94, 95, 96, 97, 98, N99, 109,

110, 111, 112, 113, 114, 115, 116, 131, 132, 133, 134, 135, 136, 137, N137, 138, 139, 153, S153, 154, 155, 156, 157, 158, 159, 160, 178, 179, 180, 181, S181, 182, N182, 192, 193, 194, 195, S195, 196, and N196. **The DC Overlay District also includes the following lots: Square 176, Lots 43-45, 64-73, 2076-2128; Square 177, Lots 2, 36-40, 87-92, 104, 108, 118-123, 126, 127, 801, 802, 2009-2019, 2020-2025, Square N177, Lots 4-9, 17, 23-25, 26, 27, 87-92, 801-804, 807, 810-811, 2001-2009, 2010-2012, 2013, 2022; Square 190, Lots 22-42, 51-62, 88-99, 101-116, 119-120, 123, 129, 809, 2001-2018, 2019-2028, 2029-2049, 2050-2056; Square 191, Lots 3-6, 8-16, 40-49, 51-59, 63-65, 66-69, 71-76, 79-87, 90-92, 93-95, 96-98, 99, 100, 104, 107-108, 800, 801, 803-804, 812, 814, 816, 817, 2001-2012, 2014-2027, 2028-2031, 2032, 2034-2058, 2059-2067, 2068-2077, Square 206, Lots 17-25, 62-65, 113-122, 128-133, 138-162, 166-176, 177-198, 219, 220, 800-805, 807, 809, 811, 812, 813, 814, 2001-2013; and Square 207, Lots 48-65, 94-95, 810.**

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

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. 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 4<sup>th</sup> 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.**

**ANTHONY J. HOOD, GREGORY N. JEFFRIES, CURTIS L. ETHERLY, Jr., PETER G. MAY, AND MICHAEL G. TURNBULL ——— ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.**