

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 08-03

As Secretary to the Commission, I hereby certify that on AUG 7 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:

- | | |
|--|---|
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ATTESTED BY:

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

ZONING COMMISSION
District of Columbia

CASE NO. 08-03
EXHIBIT NO. 21

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COMMISSION
District of Columbia
CASE NO.08-03
EXHIBIT NO.21

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

TIME AND PLACE: Monday, October 6, 2008, 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. 08-03 (Petition of Beulah Baptist Church of Deanwood Heights, Inc. to Amend Zoning Map – Portions of Squares 5228, 5253, 5262, 5263, 5264, and 5265)

THIS CASE IS OF INTEREST TO ANC 7C

On February 14, 2008, the Office of Zoning received an petition from Beulah Baptist Church of Deanwood Heights, Inc. (the "Petitioner"), requesting an amendment to the District of Columbia Zoning Map from R-2 and C-1 to C-2-A (Community Business Center District) for the lots on the north and south sides of Dix Street, N.E., between 57th and 60th Streets, shown in the chart below:

Square	Lot(s)	Zone District
Square 5228	44	R-2 to C-2-A
Square 5253	23, 811, 813 and 814	C-1 to C-2-A
Square 5262	14 and 824	R-2 to C-2-A
Square 5263	23, 811, 813 and 814	R-2 to C-2-A
Square 5264	807	R-2 to C-2-A
Square 5265	805	R-2 to C-2-A

The Office Planning provided its report on April 21, 2008; the Petitioner submitted a supplemental filing as part of its application on May 1, 2008; and the Office of Planning provided a supplemental report on May 12, 2008. The case was set down for hearing on May 12, 2008 as a rulemaking case, and the Petitioner provided is prehearing statement as part of its petition on June 30, 2008.

The property that is the subject of this petition consists of approximately 131,108 square feet of land area.

The Office of Planning submitted a report serving as a petition to rezone additional properties on Dix Street, N.E., from C-1 and R-2 to C-2-A. The Zoning Commission also setdown that case on May 12, 2008, and assigned it case number 08-03-1. A public hearing notice advertising the public hearing for Z.C. Case No. 08-03-1 is published separately in the D.C. Register. The hearing for that case will also be held on October 6, 2008.

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The C-2-A District permits low density development, including office, retail and all kinds of residential uses as a matter of right, to a maximum lot occupancy of 60%; a maximum FAR of 2.5 for residential use and 1.5 for other permitted uses; and a maximum height of 50 feet.

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 *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. 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 responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 210, 441 4th Street, N.W., Washington, D.C. 20001. **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. KRÉSS, FAIA, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.