

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

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TIME AND PLACE: Thursday, April 6, 2015, @ 6:30 p.m. – 2nd Case
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 08-06C (Map Amendment to Implement the Comprehensive Revisions to the Zoning Regulations, including New Zone Names)

THIS CASE IS OF INTEREST TO ALL ANCs

On February 9, 2015, the Office of Planning filed a report that served as a petition requesting amendments to the Zoning Map. The proposed map amendments would implement the new zones and zone names created through the text for the Comprehensive revisions to the zoning regulations, also referred to as ZRR, in Case No. 08-06A, through the remapping of the existing zone district names to the new zone district names. The boundaries of the new zone district names are the same as the existing zone districts except as proposed for the R-19 and R-20 zones and parts of the new proposed D zone districts as described herein.

No name changes are proposed to the R-1-A, R-1-B, R-2, R-3, USN, HE-1 through HE-4, or the StE-1 through StE-19 zones.

The provisions of 11 DCMR § 3202.5, known as the “set down rule” do not apply to this proposed map amendment because there is no current text that relates to the proposed zone designations. Applications for building permits will continue to be processed in accordance with existing zone designations until such time as the text and map amendments proposed as part of the ZRR process become final, and subject to such vesting provisions as the Commission may ultimately adopt.

The Zoning Commission set down this case for a public hearing on February 9, 2015. The Office of Planning report served as its supplemental filing required by 11 DCMR § 3014.

PROPOSED MAP AMENDMENT

1. Amend the Zoning Map to change all existing references to the Current Zone Names to the Proposed Zone Names as listed in the following table:

Current Zone Name	Proposed Zone Name
R-1-A/D	R-1-A
R-1-B/D	R-1-B
R-2/D	R-2
R-3/D	R-3
R-1-A/TSP	R-6
R-1-B/TSP	R-7
R-1-A/FH-TSP	R-8
R-1-B/FH-TSP	R-9
R-2/FH-TSP	R-10
R-1-A/NO/TSP and R-1-A/NO/TSP/D	R-11
R-1-B/NO and R-1-B/NO/D	R-12
R-3/NO	R-13

Current Zone Name	Proposed Zone Name
R-1-A/WH	R-14
R-1-B/WH	R-15
R-3/FB	R-17
R-1-B/SSH1	R-16
R-1-B/SSH2	
R-1-A/CBUT	R-21
R-4	RF-1
R-4/D	RF-1
R-4/DC	RF-2
R-4/CAP	RF-3
R-5-A	RA-1
R-5-B	RA-2
R-5-C	RA-3
R-5-D	RA-4
R-5-E	RA-5
R-5-A/NO	RA-6
R-5-B/CAP	RA-7
R-5-B/DC	RA-8
R-5-D/DC	RA-9
R-5-E/DC	RA-10
SP-1	MU-1
SP-2	MU-2
C-1	MU-3
C-2-A	MU-4
C-2-B	MU-5
C-2-C	MU-6
C-3-A	MU-7
C-3-B	MU-8
C-3-C	MU-9
CR	MU-10
W-0	MU-11
W-1	MU-12
W-2	MU-13
W-3	MU-14
SP-1/DC	MU-15
SP-2/DC	MU-16
C-2-A/DC	MU-17
C-2-B/DC	MU-18
C-2-C/DC	MU-19
C-3-B/DC	MU-20
C-3-C/DC	MU-21
CR/DC	MU-22

Current Zone Name	Proposed Zone Name
SP-2/CAP	MU-23
C-2-A/CAP	MU-24
C-2-A/CHC	MU-25
C-2-A/CAP/CHC	MU-26
C-2-A/NO	MU-27
C-3-A/FT	MU-28
CR/FT	MU-29
C-1/MW	NC-1
C-2-A/TK	NC-2
C-2-A/CP	NC-3
C-2-A/WP	NC-4
C-2-B/WP	NC-5
C-3-A/ES	NC-6
C-2-A/GA	NC-7
C-3-A/GA	NC-8
C-2-A/HS-H	NC-9
C-2-B/HS-H	NC-10
C-2-C/HS-H	NC-11
C-3-A/HS-H	NC-12
C-3-B/HS-H	NC-13
C-2-A/HS-A	NC-14
C-3-A/HS-A	NC-15
C-2-A/HS-R	NC-16
C-2-B/HS-R	NC-17
CM-1	PDR-1
CM-1/LO	PDR-1
CM-2	PDR-2
CM-3	PDR-3
M	PDR-4
CM-1/CAP	PDR-5
CM-1/FT	PDR-6
M/FT	PDR-7
SEFC/CR	SEFC-1
SEFC/R-5-E	SEFC-2
SEFC/R-5-D	SEFC-3
SEFC/W-0	SEFC-4
CG/R-5-E	CG-1
CG/C-2-C	CG-2
CG/C-3-C	CG-3
CG/CR	CG-4
CG/W-2	CG-5
CG/W-1	CG-6
CG/W-3	CG-7

Current Zone Name	Proposed Zone Name
C-2-A/ARTS	ARTS-1
C-2-B/ARTS	ARTS-2
C-3-A/ARTS	ARTS-3
CR/ARTS	ARTS-4
R-5-B/RC	RC-1
C-2-A/RC	RC-2
C-2-B/RC	RC-3
HR/SP-2	D-2

2. Amend the Zoning Map to change the following squares, or portions of squares currently in the R-1-B Zone District to the R-19 Zone District:

Squares East side of Wisconsin Ave. NW	Squares West side of Wisconsin Ave. NW
1312, 1312S	1280 through 1282
1313	1254 through 1256
1320	1285

3. Amend the Zoning Map to change the following squares or portions of squares currently in the R-3 Zone District to the R-20 Zone District:

Squares East side of Wisconsin Ave. NW	Squares West side of Wisconsin Ave. NW
1201 through 1206	1208 through 1215
1218 through 1223	1232 through 1243
1226 through 1231	1256 through 1262
1244 through 1248	1266 through 1271
1253 through 1255	1280
1272 through 1274	1282 through 1284
1277 through 1279	
1290, 1291	
1293 through 1298	
1296E, 1296S, 1296SS	
1302 through 1311	
1308S, 1311S,	

4. Amend the Zoning Map to change Squares 646 and 648 in the C-3-A Zone District to the D-5 Zone District.
5. Amend the Zoning Map to change Square 649 from the C-3-A and CG/C-3-C Zone Districts to the D-5 Zone District.
6. Amend the Zoning Map to change squares or portions of Squares 695 NW, 695W, 695, 696, 697, 697N, 699, 699N, 698, 737N, 737, 738, 739, 740, 741, 742, 743N, and 766 in the CG/C-3-C Zone District to the D-5 Zone District;
7. Amend the Zoning Map to change squares or portions of Squares 624, 563, 564, 566, and 568 in the HR/C-3-C and C-3-C Zone Districts to the D-4 Zone District;
8. Amend the Zoning Map to change Square 482 and those portions of Squares 449, 514, and 524 in the DD/R-5-B Zone District to the RA-2 Zone District; and

9. Amend the Zoning Map to change squares or portions of Squares 449, 514, and 524 in the DD/C-2-C Zone District to the MU-6 Zone District.
10. Amend the Zoning Map to change squares or portions of Squares 449, 482, 514, and 524 from the DD/R-5-B Zone District to the RA-2 Zone District.
11. Amend the Zoning Map to change squares or portions of Squares 246 and 282 from the DD/R-5-E Zone District to the D-1-R Zone District.
12. Amend the Zoning Map to change squares or portions of Squares 247, 283, 453, 485, and 517 from the DD/R-5-E Zone District to the D-1-R Zone District.
13. Amend the Zoning Map to change portions of Square 369 from the DD/C-2-A Zone District to the MU-4 Zone District.
14. Amend the Zoning Map to change squares or portions of Squares 247, 283, 284, 316, 342, 369, 370, 401, 425, 449, 450, 451, 482S, 484, 485, 486, 514, 515N, 515, 516, 516S, 517, 518, 524, 525, 526, 527m 528, 529, 556, and 558 from the DD/C-2-C Zone District to the D-4-R Zone District.
15. Amend the Zoning Map to change portions of Square 450 from the DD/C-3-A Zone District to the MU-7 Zone District.
16. Amend the Zoning Map to change squares or portions of Squares 315, 317, 342, 343, 344, 371, 372, 373, 374, 402, 426, 428, 452, 453, 483, and 484W from the DD/C-3-C Zone District to the D-5-R Zone District.
17. Amend the Zoning Map to change squares or portions of Squares 377, 406, 407, 408, 431, 432S, 454, 455, 456, 457, 458, 459, 460, and 491 from the DD/C-4 Zone District to the D-6-R Zone District.
18. Amend the Zoning Map to change squares or portions of squares 223, 224, 252, 253, 288, 289, 290, 319, 320, 321, 345, 346, 347, 375, 376, 378, 405, 429, 429S, and 430 from the DD/C-4 Zone District to the D-7 Zone District.
19. Amend the Zoning Map to change squares or portions of Squares 225, 254, 254S, 291, 322, and 348 from the DD/C-5 Zone District to the D-7 Zone District.
20. Amend the Zoning Map to change squares or portions of Squares 565, 567, 569, 570, 571, 572, 572S, 573, 574, 625, 626, 627, 628, 629, 630, the HR/C-3-C Zone District to the D-3 Zone District.
21. Amend the Zoning Map to change squares or portions of Squares 563, 564, 565, 566, 567, 568, 624 and 624W from the HR/C-3-C Zone District to the D-4 Zone District.
22. Amend the Zoning Map to change squares or portions of squares 170, 171, 172, 173, 183, 184, 185, 186, 197, 198, 199, 200, 487, 488, 489, 487E, 488E, 489E, 530, and 531 from the SP-2 zone district to the D-2 zone district.
23. Amend the Zoning Map to change squares or portions of squares 353, 354, 412, 426, 435, 492S, 492, 534, 535, 577, 579, 581, 583N, 580N, 582, 638, 640, 641, 3584 from the C-3-C Zone District to the D-4 Zone District.
24. Amend the Zoning Map to change squares or portions of Squares 72, 73, 74, 76, 78, 85, 86, 99, 100, 117, 118, 141, 168, 169, 267, 268, 285, 299, 327, 386, 387, 403, 404, 463, 463S, 464, 465, 466, 493,

494, 495, 536, 537, 538, 646, 648, 649, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 694, 695, 695, W, 695NW, 696, 697N, 697, 699, 699N, 709, 710, 710E, 711, 712, 713, 715, 738, 740, 737N, 737, 739, 741, 743N, 766, and 836 from the C-3-C Zone District to the D-5 Zone District.

25. Amend the Zoning Map to change squares or portions of Squares 105, 106, 107, 126, 127, 140, 141, 142, 161, 162, 163, 164, 165, 166, 168, 183, 184, 185, 185W, 186, 197, 198, 200, 213, 214, 215, 216, 217, 218, 218W, 219, 220, 222, 247, 248, 249, 250, 251, 284, 285, 286, 287, 318, and 323 from the C-4 Zone District to the D-6 Zone District
26. Amend the Zoning Map to change Square 160 from DC/C-4 Zone District to D-6 Zone District.
27. Amend the Zoning Map to change squares or portions of Squares 325, 326, 351N, 351, 352, 383, 384, 385, 409, 410, 433, 434, and 462 from unzoned to the D-8 Zone District.

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), as amended, 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.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

Time limits.

All individuals, organizations, or associations wishing to testify in this case are encouraged to inform the Office of Zoning of their intent to testify prior to the hearing date. This can be done by mail sent to the address stated below, e-mail (donna.hanousek@dc.gov), or by calling (202) 727- 0789.

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

- | | |
|------------------|----------------|
| 1. Organizations | 5 minutes each |
| 2. Individuals | 3 minutes each |

Pursuant to § 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record. Written statements may also be submitted by mail to 441 4th Street, N.W., Suite 200-S, Washington, DC 20001; by e-mail to zcsubmissions@dc.gov; or by fax to (202) 727- 6072. Please include the case number on your submission. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

ANTHONY J. HOOD, MARCIE I. COHEN, ROBERT E. MILLER PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

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