

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



MEMORANDUM

To: Office of Documents and Administrative Issuance
From: Sharon S. Schellin *SS*
Secretary to the Zoning Commission
Date: May 27, 2008
Re: Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on June 13, 2008:

1. Z.C. Notice of Public Hearing (Case No. 08-12).

Attachment

Office of
Documents and
Administrative
Issuances
2008 JUN -4 PM 1:50

ZONING COMMISSION
District of Columbia
CASE NO. 08-12
EXHIBIT NO. 3

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

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

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 08-12 (Zoning Consistency Case to Rezone of Portions of Ward 8 from the R-5-A Zone to R-2, R-3, or R4 Zones). – Map Amendments

THIS CASE IS OF INTEREST TO ANCs 8A, 8B, 8C, 8D, and 8E

The Office of Planning (“OP”), in a report dated May 2, 2008, petitioned the Zoning Commission for a map amendment to rezone certain squares or portions of squares within Ward 8 (“subject area”) from the R-5-A Zone District to the R-2, R-3, or R4 Zone Districts. The Zoning Commission set the case down for a public hearing at its regularly scheduled public meeting held on May 12, 2008. The OP report served as the pre-hearing submittal for the case.

The Zoning Commission waived the requirement of 11 DCMR § 3014.3 that the petitioner post the street frontage of each square affected by the rezoning proposal with a notice of the public hearing.

After the case was set down, OP withdrew its request to rezone Squares 5934, 5722, 5725, and 5817. OP also discovered an inconsistency in its report. According to OP, the chart listing the properties to be rezoned omitted certain properties located in Square 5973 that were shown on the map attached to the report showed as being subject to the proposed rezoning. OP intended to include these properties in its rezoning request. The Zoning Commission will indicate at the beginning of the hearing whether it accepts OP’s request to withdraw Squares 5934, 5722, 5725, and 5817, and will indicate whether the additional properties in Square 5973 are included in its rezoning case.

The subject area is characterized by detached, semi-detached, and row dwellings with some small apartment buildings. There are a number of vacant sites remaining throughout the area and the proposed amendment would continue to 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 specified properties within the following squares and portions of squares:

SQUARES OR PORTIONS OF SQUARES ZONED R-5-A AND INCLUDED IN THE PROPOSED MAP AMENDMENT	PROPOSED ZONES
5724, 5761, 5763, 5898, 5899, 5900, 5920, 5928, 5935, 5936, 5937, 5938, 5939, 5941, 5942, 5943, 5944, 5945, 5946, 5957, 5973, 6093, 6094, 6118, 6119, 6149, 6162, 6163, 6164, 6165, 6166, 6167, 6168, 6239, 6239S, and 6240.	R-2
5726, 5727, 5728, 5729, 5729W, 5730, 5734, 5740, 5755, 5777, 5778, 5824, 5842, 5844, 5892, 5895, 5901, 5920, 5921, 5922, 5923, 5981, 5982, 5983, 5984, 5985, 5994, 5995, 5996, 5997, 5998, 5999, 6000, 6001, 6116, 6117, 6125, 6126, 6128, 6128N, 6129, 6151, 6153, 6154, 6208, 6209, 6210, 6211, 6212, 6213, 6249, 6250, 6254, 6271, and 6277.	R-3
5786, 5787, 5788, 5790, 5812, 5905, 5924, 6123, 6157, 6158, 6159, and 6160.	R-4

A complete description of the properties included in this rezoning case is attached to the end of this notice. The description includes the properties OP requested to remove from its petition in the event the Zoning Commission does not grant the Office of Planning's request. The description also includes those properties that were omitted from the chart included with the OP report, but depicted on the map.

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 Districts, all new residential developments, except those 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. Floor area ratio is limited to a maximum of 0.9.

The R-2 Zone District permits semi-detached dwellings and one-family detached dwellings. The minimum lot area is 3,000 square feet for semi-detached dwellings, and 4,000 square feet for detached dwellings.

The R-3 Zone District allows row dwellings, semi-detached dwellings, and detached dwellings. The minimum lot area is 2,000 for row dwellings, 3,000 square feet for semi-detached dwellings, and 4,000 square feet for detached dwellings.

The R-4 Zone District also permits row dwellings, semi-detached dwellings, and detached dwellings. The R4 district also allows flats, and permits the conversion of certain buildings to apartment buildings. The minimum lot area is 1,800 for row dwellings, 3,000 square feet for semi-detached dwellings, and 4,000 square feet for detached dwellings. A converted building must have 900 feet of lot area for each unit.

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, *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, 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-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.

ADDENDUM TO HEARING NOTICE

Legend: Squares shown with an asterisk are those that OP seeks to withdraw from its petition.

Square	Lots	Proposed
5724 (all)	801	R-2
5761 (part)	15, 16, 40, 41, 800-803	R-2
5763 (part)	806-840, and parcel 219/0142	R-2
5898 (part)	33-42, 45-48, and 55-95	R-2
5899 (all)	16-20, and 24-87	R-2
5900 (part)	30-61, 64-120, and 807	R-2
5920 (part)	70-92, 106-144, and 146-195	R-2
5928 (part)	43-63, 65-90, and 92-119	R-2
*5934 (all)	14-18, and 802	R-2
5935 (all)	10-21	R-2
5936 (part)	26-48	R-2
5937 (part)	27, 29-34, 38-49, 53-58, 800, 805-808, 810, 811, 822, and 825-826	R-2
5938 (all)	66-78, 86-96, 804, 814, 831-833, 836-838, 840, 842-846, and 848-860	R-2
5939 (all)	13, 14, 75, and 801-804	R-2
5941 (all)	10, and 801-805	R-2
5942 (all)	31, 33, 36, 816-822, and 824-826	R-2
5943 (all)	11, 31-35, 812, 814, 816, 819-821, and 823-828	R-2
5944 (all)	7, 30-37, and 810-813	R-2
5945 (all)	4-7, 25-31, 804, 806, 808, 810, 812, and 813	R-2
5946 (all)	2-9, 16-43, 48-77, 803, 805, 826, 827, and 832	R-2
5957 (part)	16-26, 40-42, 45-63, 67, and 70-98	R-2
5973 (part)	17, and RSA portions of lots 18-20 (these properties are split zoned)	R-2
6093 (part)	1-3, 57-59, 61, 62, 803, 808, and 812	R-2
6094 (part)	3, 4, 31-33, 37-42, 44, and 803	R-2
6118 (part)	5-7, 44, and 9-21	R-2
6119 (part)	2, and 17-20	R-2
6149 (part)	18-27, 40-45, 49, 50, 801, and 802	R-2
6162 (all)	810 and 811	R-2
6163 (all)	32-41, 45, 46, 54-90, 126, 127, 802, 806, 808-817, 828, and 829	R-2
6164 (all)	42-78, 88-97, 124, 823, and 824	R-2
6165 (all)	21-30, 37-40, 43-51, 57, 59, 804-809, and 2001-2008	R-2

Square	Lots	Proposed
6166 (all)	1-4, 11-20, 39, 40, 42-46, 800, and 802-806	R-2
6167 (part)	12-21, 34-42, 52, 53, 800, 801, and 804-806.	R-2
6168 (part)	3, 34-36, 41-44, 821, 825-830, 833, 834, 840, and 842-844	R-2
6239 (part)	57-68, 70-72, 74-76, 78-94, 803, 804, 2005-2014	R-2
6239 S (part)	1-4, 6, 9-13, 15, 16, 19-24, 27-29, 34-36, 2001-2008, and 2019-2028	R-2
6240 (part)	65-69, 54-63, and 815	R-2
*5722 (part)	67-86	R-3
*5725 (part)	6-10, and 802	R-3
5726 (part)	27-42	R-3
5727 (all)	4, 5, 43-49, 64-70, 73, 74, 78-83, 92-97, 136, 149-198, 806, 811, 813, 814, and 816	R-3
5728 (part)	17-46, and 50-57	R-3
5729 (all)	39-43, 47, 48, 50-59, and 2001-2004	R-3
5729 W (all)	1-8, 12, and 800-805	R-3
5730 (part)	47, 48, 150, 175-185, 196-199, 200, 201, and 920	R-3
5734 (part)	4-8, 33-36, 803, 811-813, 815, 819, and 820	R-3
5740 (part)	193-197, 201-207, 215-218, 224-231, 235-244, 247-248, 250-253, 256-269, 272, 277-294, 298-304, 309-333, 335-348, 829, 833, 842, and 852	R-3
5755 (part)	26, 27, 38-43, 46-57, 121, 128-137, 140-151, 817, 826, and 835	R-3
5777 (part)	533, 534, 628-630, 711, 805, 806, 809, 810, 824, and 1024	R-3
5778 (part)	82-86, 160, 816, 819, 820, 822, 824, 825, 831-834, 836, 838, and 842	R-3
5824 (all)	51-60, 803, and 804	R-3
5842 (part)	15-21	R-3
5844 (part)	6, 7, 20, and 24-35	R-3
5892 (all)	2-21, 42-114, 120, and 125	R-3
5895 (part)	1-20, 35-46, and 49-56	R-3
5901 (part)	26-29	R-3
5920 (part)	70-92	R-3
5921 (part)	802-833, 835-906, and 919-936	R-3
5922 (all)	92-154	R-3
5923 (all)	12-58	R-3
5981 (all)	1-8	R3
5982 (all)	1-9, 20, and 22-38	R-3
5983 (part)	12, 22-31, 40, 41, 43-50, 808, 811, 815, 816, and 2001-2004	R-3
5984 (part)	11-19, 23, 31-38, 41-50, and 800-804	R-3
5985 (all)	15-26, 35-50, 812, 813, 815, 817, 818, 820, 821, 823, and 824	R-3
5994 (all)	4-48, and 801	R-3

Square	Lots	Proposed
5995 (all)	1, 4, 5, 23-27, 32, 33, 37-70, and 802-805	R-3
5996 (all)	1, 2, 5-12, 23-26, 34-48, 50-54 802, 805, and 806	R-3
5997 (all)	2, 9, 23-36, 39-50 and 801-803, and 805-811	R-3
5998 (all)	801-850	R-3
5999 (all)	2-5, 14, 15, 19-26, 28, 30-41, 805, and 806	R-3
6000 (all)	5-8, 10-24, and 810	R-3
6001 (part)	2-32, 36-45, 50-57, 59, 803, 806, 808-810, 819, and 820	R-3
6116 (all)	1-3, 8, 26-29, 37, 38, 44-52, 55-65, 806, 809, 801, 811, and 813-820	R-3
6117 (part)	1-10, 40-50, 53-57, 809, 812, and 813	R-3
6125 (part)	1-18, and 2001-2005	R-3
6126 (part)	1-29, 31-62, 65, 803, and 2001-2005	R-3
6128 (part)	25, 26, 53-55, 63, 64, 70-73, 77, 808, 813, 815, 816, 818, 822-824, 825-829, and 832-834	R-3
6128N (part)	36, 37, 42-52, 54, 55, 803, 804, and 807	R-3
6129 (part)	60-63, 71, 83, 84, 800-802, 814-818, 821, 823, 824, and 2001-2005	R-3
6151 (part)	10, 11, 23, 36-41, 803-806, 809, and 811-814	R-3
6153 (all)	3-6, 19, 22-25, 34-40, 60, 63, 64, 70, 72, 73, 78, 79, 802, 804-809, 815, and 2001-2005	R-3
6154 (all)	27, 38-43, 46-49, 64, 69, 803, 805, 809, 811-817, 2001-2028	R-3
6208 (part)	36-44, 47-58, 806, 830, and 831	R-3
6209 (all)	1-18, and 28-31	R-3
6210 (part)	824, 825, 837, and 838	R-3
6211 (all)	1-49	R-3
6212 (all)	1-61	R-3
6213 (all)	1-20	R-3
6249 (part)	801-815, and 887	R-3
6250 (all)	1-16, 19-41, and 803	R-3
6254 (part)	4-27	R-3
6271 (part)	17-26	R-3
6277 (all)	1-36	R-3
5786 (all)	21-24, 28-36, 800, and 801	R-4
5787 (all)	30-41, 808, 812, and pcl 231/0019	R-4
5788 (part)	8-15, 69, and 817	R-4
5790 (part)	15, 16, 21-24, 29-31, 36-38, 801, 802, 821, and 822	R-4
5812 (part)	9, 10, 13-22, 105-116, 800, 805-807, and 2001-2024	R-4
*5817 (part)	37 and 803	R-4
5905 (all)	1-99	R-4

Square	Lots	Proposed
5924 (part)	2-10, 106-112, 125-128, and 133-140	R-4
6123 (part)	1, 2, 13-19, 59-66, 68-73, and 801	R-4
6157 (part)	52, 74, 806, 821,834-836, and 838-844	R-4
6158 (part)	2-9, 64-79, 81-92, 805, 808, 809, and 810	R-4
6159 (all)	99, 112-122, 128, 129, 805-808, 810-813, 815-899, 932-991, and 993	R-4
6160 (all)	72-83, 86, 87, 89, 872, and 873	R-4