

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 08-22

JUL 24 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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| 6. ANC/SMDs 7A01-7A07, 7B01-7B07,
7C01-7C07, and 7D01-7D07 (see
attached list) | 12. General Counsel - DCRA
941 North Capitol Street, N.E.
Suite 9400
Washington, D.C. 20002 |
| | 13. Office of the Attorney General
(Alan Bergstein) |
| | 14. Property Owners Within 200 Feet
(see attached list provided by
Applicant) |
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ZONING COMMISSION
District of Columbia

CASE NO. 08-22

EXHIBIT NO. 4

ATTESTED BY:


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

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ZONING COMMISSION
District of Columbia
CASE NO.08-22
EXHIBIT NO.4

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

TIME AND PLACE: **Monday, September 15, 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. 08-22 (Map Amendment to Rezone of Portions of Ward 7 from the R-5-A to R-1-B, R-2, R-3, or R4 Zone Districts)

THIS CASE IS OF INTEREST TO ANCs 7A, 7B, 7C, and 7D

The Office of Planning (“OP”), in a report dated July 3, 2008, petitioned the Zoning Commission for a map amendment to rezone certain squares or portions of squares within Ward 7 (“subject area”) from the R-5-A Zone District to the R-1-B, R-2, R-3, or R-4 Zone Districts. The Zoning Commission set the case down for a public hearing at its regularly scheduled public meeting held on July 14, 2008. The OP report served as the pre-hearing submittal for the case.

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	PROPOSED ZONES
5546, and 5547	R-1-B
5048W, 5087, 5088, 5089, 5090, 5091, 5092, 5093, 5159, 5160, 5178, 5179, 5201, 5202, 5232, 5246, 5252, 5258, 5259, 5264, 5265, 5266, 5267, 5268, 5271, 5272, 5273, 5278, 5397, 5397S, 5410, 5410N, 5463, 5464, 5465, 5466, 5467, 5480, 5481, 5482, 5483, 5484, 5485, 5486, 5498, 5500, and 5501.	R-2
5000, 5138, 5140, 5190, 5199, 5203, 5204, 5409, 5414, 5417, 5418, 5419, 5420, 5421, 5425, 5426, 5427, 5429, 5430, 5431, 5432, 5434, 5440, 5443, 5444, 5445, 5446, 5447, 5448, 5449, 5450, 5451, 5452, 5546, 5547, 5548, 5627, and Parcel 203-0009.	R-3

5076, 5077, 5078, 5086, 5172, 5173, 5176, 5202, 5552, 5553, 5554, 5555, 5556, 5581, 5582, 5584, 5585, 5586, 5636, 5637, and Parcel 184.	R-4
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A complete description of the properties included in this rezoning case is attached to the end of this notice.

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-1-B Zone District permits one-family detached dwellings with a minimum lot area of 5,000. The current proposal includes only a small number of properties that are currently split zoned R-1-B and R-5-A, so that the entire property would be zoned R-1-B.

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.

**Z.C. NOTICE OF PUBLIC HEARING
Z.C. CASE NO. 08-22
PAGE 3**

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

ZONE	ANC	SQUARE		LOTS
R1B	7A	5546	part	part of 5, part of 6, part of 800, and part of 806.
R1B	7A	5547	part	part of 833, and part of 852.
R2	7A	5048	W part	802, 804, 812, 814, 816, 818, 820, 822, and 824.
R2	7D	5087	part	58-60, 67, 847, 924, 930, 932, 936-944, 946, 947, and 951.
R2	7D	5088	part	4, 5, 10-15, 20-23, 45-50, 53, 54, 57, 58, 70-72, 78, 79, 84, 87-90, 103-111, 114, 117-120, 123-126, 131-138, 143-146, 148, 149, 806, 807, 810-817, 820, 821, 825-831, 834-836, 838-851, and 853.
R2	7D	5089	all	7-13, 17-19, 22, 25, 26, 34, 35, 38-42, 45, 46, 51, 52, 55-58, 62, 63, 65, 66, 70-75, 802, 803, 805, 807-811, 813, 815-817, and 819-821.
R2	7D	5090	all	2-8, 16-19, 32, 54-57, 70-79, 81, 800, 808-814, 817-821, 823-831, 833-835, 837, and 838.
R2	7D	5091	all	1, 2, 5-8, 19-24, 26-36, 39-44, 49-52, 55-57, 65, 67, 69, 70, 800, 803, 806, 808, 810, 812, 816, 820, 824, 826-835, 837, 839-842, and 2001-2018.
R2	7D	5092	all	1, 9, 22-27, 31, 34-41, 50, 52-59, 61-63, 800-808, 816, 818-822, 824-831, and 2001-2011.
R2	7D	5093	part	15, 21-26, 203, 808, 817, and 2001-2012.
R2	7C	5159	part	part of 802.
R2	7C	5160	part	35, 36, 39, 41, 68-70, 802, and 803.
R2	7C	5178	part	23-28, 48-51, and 800.
R2	7C	5179	part	44-49, 54-63, 72, 73, 78, 82, 83, 88, and 89.
R2	7C	5201	part	23-25, 119-122, 807, and 809.
R2	7C	5202	part	27-29.
R2	7C	5232	part	1-5, and 800-802.
R2	7C	5246	part	3, 4, 7, 79, and 81.
R2	7C	5252	all	31-34, 44, 72-79, 113-116, 140, 141, 146-199, 811-820, and 823-825.
R2	7C	5258	part	24, 25, 28-32, 41-53, 800, and 804.
R2	7C	5259	part	7-9, 14-22, 25, 38, 39, part of 40, part of 41, part of 42, 43, part of 800, part of 808, 809-811, and 814.
R2	7C	5264	part	part of 7, 54, 57, and 59-61.
R2	7C	5265	part	1-3, 47-50, and 53.
R2	7C	5266	part	1-6, 11, 12, 15-17, 20-22, 42-44, 50, 55, 800, 802-804, and 2001-2008.
R2	7C	5267	part	4-10, 20, 35, 36, 39, 42-45, 54-60, 804, 805, 810, and 811.
R2	7C	5268	part	9-13, 22-25, 28, 41, 42, and 809.
R2	7C	5271	all	1-3, 6, 7, 18-33, and 803-805.
R2	7C	5272	part	17, 25, 26, 32-34, 37, 38, 41-45, 52, 53, 55, and 805.
R2	7C	5273	part	15, 16, 36-40, 43, 46, 64, part of 801, and 2001-2009.
R2	7C	5278	part	part of 7, 10, 20, 21, 23, and 24.
R2	7A	5397	S part	814, 816, and 818.
R2	7A	5397	part	803.
R2	7A	5410	N all	4-10.

ZONE	ANC	SQUARE		LOTS
R2	7A	5410	part	19-22, 25-40, 43, and 44.
R2	7A	5463	part	800, 808, and 809.
R2	7A	5464	part	41-44.
R2	7A	5465	part	9-12, 43, and 44.
R2	7A	5466	part	43-46.
R2	7A	5467	part	1-6, and 807.
R2	7A	5480	all	1, 7, 8, 11, 12, 26, 29, 36-48, 800, 802, and 804-809.
R2	7A	5481	part	10, 802, and 804.
R2	7A	5482	part	23-25, 801, and 802.
R2	7A	5483	all	1, 2, 5, 12, 13, 16-18, 20-24, 28-35, 800, and 802-807.
R2	7A	5484	all	1, 2, 8-13, 19, 20, 27-30, 34, 35, 40-43, 46, 800, 801, and 803-807.
R2	7A	5485	all	1, 2, 7, 8, 11-19, 22, 26-37, and 800-804.
R2	7A	5486	part	10, 11, 15-17, 33, 34, and 802.
R2	7B	5498	part	84-88, and 95-97.
R2	7B	5500	part	1, 2, 5, 6, 8, and 800-802.
R2	7A	5501	part	6-15.
R3	7D	5000 S	part	60-71.
R3	7D	5138	part	135, 809, 810, and 812-819.
R3	7C	5140	part	76, 77, 88, and 810.
R3	7C	5190	part	5-12, 27-30, 32-35, 37-39, and 806-808.
R3	7C	5199	part	73-79.
R3	7C	5203	part	24, 25, 29-42, 45, 820, 824, 851, 861, 863, 866, and 878-895.
R3	7C	5204	part	part of 18, 19, and 23-36.
R3	7A	5409	part	1-5, and 808.
R3	7A	5414	all	20-40, 801, 803, and 807.
R3	7A	5417	all	53, and 62-97.
R3	7A	5418	part	33-44, 51-57, 62-64, 800, and 803-809.
R3	7A	5419	part	1-4, 11-15, 21-23, 28, and 29.
R3	7A	5420	all	800.
R3	7A	5421	all	1-4, 22-27, 802, 805, and 806.
R3	7A	5425	all	1, and 5-7.
R3	7A	5426	part	8, 9, and 28-31.
R3	7A	5427	part	67-76, and 78-97.
R3	7A	5429	part	20-24, 800, 805, and 806.
R3	7A	5430	all	33-41, 802-807, 809, 810, and 812.
R3	7A	5431	part	13, 53-61, 65-81, 805-808, and 811.
R3	7A	5432	part	57, 65, and 800-809.
R3	7A	5434	part	5-10, 813, and Parcel 203-0009.
R3	7A	5440	part	31, 32, 39-41, 803, 804, 806, and 2001-2006.
R3	7A	5443	all	800.
R3	7A	5444	all	18-21, 58, 59, 61-69, 800-803, 805-811, and 813-817.
R3	7A	5445	all	48, 49, 52-54, 800-811, and 813-817.
R3	7A	5446	all	42-48, 805-808, 810-814, and 2001-2006.

ZONE	ANC	SQUARE		LOTS
R3	7A	5447	<i>all</i>	39-45, 800-803, 805-807, 809-811, 813, and 814.
R3	7A	5448	<i>all</i>	800-802, and 804.
R3	7A	5449	<i>all</i>	20, 21, 800, 803, and 807-812.
R3	7A	5450	<i>part</i>	35, 39, 40, 803, 805, and 807-813.
R3	7A	5451	<i>part</i>	39-43, 801, 803-805, and 807-809.
R3	7A	5452	<i>all</i>	8, 9, 12-14, 17, 26, 27, 29, 30, 800-803, and 805-809.
R3	7A	5546	<i>part</i>	7-9, and 13.
R3	7A	5547	<i>part</i>	800-809, 823, 825, 827, 829, and 831.
R3	7A	5548	<i>part</i>	13, 14, 91, 92, 100, 101, 114, 115, 803, and 810.
R3	7B	5627	<i>part</i>	2, 3, 6, 7, 11-13, 17-21, 38, 41-47, 52-56, 100-111, 800, 809-812, and 2001-2006.
R4	7D	5076	<i>part</i>	52-57, 801, and 803-806.
R4	7D	5077	<i>part</i>	11-17, 20-25, 31-33, 36-41, 44-46, 49-55, 65-71, 76-80, 94-102, 113-117, 121-132, 134, 804-807, and 809.
R4	7D	5078	<i>part</i>	part of 28, 43-45, 49, 50, 53-56, 59-70, 83, 85-89, 813, and 816.
R4	7D	5086	<i>all</i>	2, 3, 800-802, 804-806, 808, 810-812, 814-822, 829-833, 842, 844, and 845.
R4	7C	5172	<i>part</i>	3-10, 49, 55, 73-88, 92-97, 802-808, 811, and Parcels 184-0042, 184-0046, 184-0046, and 184-0049.
R4	7C	5173	<i>part</i>	18, 19, 36, 41-43, 69, 70, 73-75, 86-88, 814, 817, and 820.
R4	7C	5176	<i>part</i>	1, 194-207, part of 208, part of 304, 372-374, 801, 803, 805, 807, 837, 839-844, 852, 853, 862, 863, 867, 869, 871, 872, 874-879, 881, 882, 884-886, 890, 891, 895-900, 902, 904, 907-910, 913-915, 918-920, 923-926, 928, 931-934, 937-989, and 994-1029.
R4	7C	5202	<i>part</i>	8, 9, 53, and part of 803.
R4	7A	5552	<i>part</i>	43-70, 801-803, and 810-816.
R4	7A	5553	<i>part</i>	16, 29-38, 805, and 811.
R4	7A	5554	<i>part</i>	11-14.
R4	7A	5555	<i>part</i>	29-44, 805, 806, and 808.
R4	7A	5556	<i>part</i>	11-13, 43-45, 47-60, 806, 814, 821, and 822.
R4	7A	5581	<i>part</i>	part of 19, 20-23, 26-29, 38, and 805.
R4	7B	5582	<i>part</i>	2-9, and 805.
R4	7B	5584	<i>part</i>	37-41, 68, 72-75, 82-84, 90-93, 97, 105, 112, 113, 117-119, 802, 804, 805, 810-815, 818-823, 825, 826, and 829.
R4	7B	5585	<i>part</i>	34-43, and 809.
R4	7B	5586	<i>part</i>	40, 41, 58, 60-76, 809, and 815.
R4	7B	5636	<i>part</i>	5-8, 43-46, 49-51, 57, 61, 64, 66-68, 70, 77, 800, 801, 804-807, 815, 817, and 2001-2020.
R4	7B	5637	<i>part</i>	63, 64, 77-83, 90-104, 818, 819, 839, 840, 844, 850, and 852.

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