

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

TIME AND PLACE: **Thursday, June 18, 2009, @ 6:30 p.m. (Case No. 1)**
 Office of Zoning Hearing Room
 441 4th Street, N.W., Suite 220-South
 Washington, D.C. 20001

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OFFICE OF ZONING

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 09-07 (Map amendment – 2269 Cathedral Avenue, N.W.)

THIS CASE IS OF INTEREST TO ANC 3C

On April 10, 2009, the Office of Zoning received an application from Scott and Kristen Franklin requesting review and approval of a proposed zoning map amendment from unzoned to R-5-D for Lot 803 in Square 2210, known as 2269 Cathedral Avenue, N.W. The Office of Planning provided its report on April 17, 2009, in which it recommended that the Commission also consider, in the alternative, R-4 zoning for the property.

At its public meeting held on April 27, 2009, the Zoning Commission determined to consider the application as a petition to the Commission to designate zoning for the property through its rulemaking procedures. The Commission further determined to consider designating the property in the R-5-D Zone District or, in the alternative, the R-4 Zone District.

The property that is the subject of this case consists of approximately 5,822 square feet of land area and is located on the north side of Cathedral Avenue, N.W., east of Connecticut Avenue, adjacent to the property of the National Zoo. The subject property is improved with a single family dwelling originally constructed in 1909. Although the property has been continuously in private ownership since the house was built, the Office of Zoning has determined and certified that the property is currently unzoned..

The specific amendment to the Zoning Map under consideration would change the zone district classification from unzoned to the R-5-D Zone District or, in the alternative, the R-4 Zone District.

The R-5-D Zone District permits matter-of-right high density development of general residential uses, including single family dwellings, flats and apartment buildings, to a maximum lot occupancy of 75%, a maximum density of 3.5 FAR and a maximum height of 90 feet. Under Chapter 24, the guideline for height in a PUD is 90 feet and the guideline for density in a PUD is 4.5 FAR.

The R-4 Zone District permits detached, semi-detached and row single family dwellings and flats as a matter-of-right, as well as the conversion to multi-family use of a building built prior to 1958. Detached dwellings require a minimum lot area of 4,000 square feet and a minimum lot width of 40 feet, semi-detached dwellings require a minimum lot area of 3,000 square feet and a minimum lot width of 30 feet, row dwellings require a minimum lot area of 1,800 square feet

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and a minimum lot width of 18 feet and conversions to multifamily use requires a minimum lot area of 900 square feet per unit. The maximum permitted height is three stories and 40 feet and the maximum permitted lot occupancy is 60% for row dwellings and flats and 40% for other structures. Each dwelling requires a 20 foot rear yard and a minimum of one parking space.

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 in 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, WILLIAM W. KEATING, III, PETER G. MAY AND MICHAEL G. TURNBULL ————— ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY RICHARD S. NERO, JR., ACTING DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

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

TIME AND PLACE: **Thursday, June 18, 2009, @ 6:30 PM (Case No. 2)**
 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. 09-07A (Scott & Kristen Franklin - Special Exception Under 11 DCMR § 223:
2269 Cathedral Avenue, N.W., Square 2210, Lot 803)**

THIS CASE IS OF INTEREST TO ANC 3C

On April 28, 2009, the Office of Zoning received an application from Scott and Kristen Franklin requesting review and approval of an addition to the dwelling on Lot 803 in Square 2210, known as 2269 Cathedral Avenue, N.W. The subject property is presently not included in any zone district classification. At its public meeting held on April 27, 2009, in a separate proceeding, the Zoning Commission determined to consider designating the property in the R-5-D Zone District or, in the alternative, the R-4 Zone District. At that same proceeding, the Commission authorized the Office of Zoning to process an application for a special exception for this property, which the Commission would consider in the event that the Commission determines to designate R-4 zoning for the property.

The property that is the subject of this case consists of approximately 5,822 square feet of land area and is located on the north side of Cathedral Avenue, N.W., east of Connecticut Avenue, adjacent to the property of the National Zoo. The subject property is improved with a single family dwelling originally constructed in 1909. The Applicants propose to construct an addition to the existing dwelling of approximately 225 square feet. The existing dwelling exceeds the maximum permitted percentage of lot occupancy of 40% for a detached or semi-detached dwelling in the R-4 Zone District. The Applicants seek approval of a special exception under § 223 to construct an addition to a one-family dwelling not meeting the lot occupancy provisions (§§ 403.2 and 2001.3).

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022.

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.

How to participate as a party.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations.

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status **shall file with the Commission, not less than fourteen (14) days prior to the date set for the hearing, a written statement containing the following information:**

- (a) The person's name, address, and daytime telephone number;
- (b) A request to appear and participate as a party;
- (c) Whether the person will appear as a proponent or opponent of the application;
- (d) Whether the person will appear through legal counsel, and if so, the name and address of legal counsel;
- (e) A list of witnesses who will testify on the person's behalf;
- (f) A summary of the testimony of each witness;
- (g) An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts;
- (h) The total amount of time being requested to present their case; and
- (i) A written statement setting forth why the person should be granted party status, including reference to the following:
 - (1) The property owned or occupied by the person, or in which the person has an interest, that will be affected by the action requested of the Commission;
 - (2) The legal interest the person has in said property, such as owner, tenant, trustee, or mortgagee;
 - (3) The distance between the person's property and the property that is the subject of the application before the Commission;
 - (4) The economic, social, or other impacts likely to affect the person and/or the person's property if the action requested of the Commission is approved or denied; and
 - (5) An explanation of how the person's interest as identified in response to paragraph (4) would likely be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.

The Applicants shall also provide the information indicated in (e) through (h) to the extent that the information is not contained in the Applicants' prehearing submission as required by 11 DCMR § 3013.1. The information shall be filed no later than fourteen (14) days before the date of the hearing.

If an affected Advisory Neighborhood Commission (ANC) intends to participate at the hearing, the ANC shall submit the written report described in § 3012.5 no later than seven (7) days before the date of the hearing. The report shall also contain the information indicated in (e) through (h) above.

Time limits.

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

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| 1. | Applicant and parties in support | 60 minutes collectively |
| 2. | Parties in opposition | 60 minutes collectively |
| 3. | Organizations | 5 minutes each |
| 4. | 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.

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, WILLIAM W. KEATING, III, PETER G. MAY AND MICHAEL G. TURNBULL ————— ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY RICHARD S. NERO, JR., ACTING DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON D.C. 20001

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