

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



MEMORANDUM

To: Office of Documents and Administrative Issuance (via-email)
From: Sharon S. Schellin^{S3}
Secretary to the Zoning Commission
Date: April 28, 2009
Re: Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on May 1, 2009:

1. Z.C. Notice of Public Hearing (Case No. ~~09-07~~), and
2. Z.C. Notice of Public Hearing (Case No. 09-07A).

Attachment

ZONING COMMISSION
District of Columbia
CASE NO. 09-07
EXHIBIT NO. 21

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ZONING COMMISSION
District of Columbia
CASE NO. 09-07
EXHIBIT NO. 21

**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

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.