

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



November 18, 2015

Via E-Mail & U.S. Mail:

Marcel Acosta
Executive Director
National Capital Planning Commission
401 9th Street, N W , Suite 500
Washington, D C 20004

Re: Notice of Proposed Rulemaking: Z.C. Case No. 12-08A (Technical Correction to StE District)

Dear Mr Acosta.

Please find attached a copy of the proposed rulemaking for the above-referenced case

The proposed rulemaking will be published in the *DC Register* on November 27, 2015, for a 30-day comment period. The comment period will end on December 28, 2015. Accordingly, this case will be considered for final action at the Zoning Commission's public meeting scheduled for January 11, 2016.

The proposed decision of the Commission to approve the above-mentioned cases are referred to the National Capital Planning Commission (NCPC) for review and comment, pursuant to the District of Columbia Home Rule Act of 1973, as amended, 87 Stat. 790, Pub. L. No. 93-198, D.C. Code Section 1-201 et seq.

If you have any questions, contact me at the Office of Zoning on (202) 727-0340.

Sincerely,

Sharon S. Schellin
Secretary to the Zoning Commission

cc Lucy Kempf (via e-mail)
Jeff L. Hinkle (via e-mail)

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PROPOSED RULEMAKING
Z.C. Case No. 12-08A
(Text Amendment — 11 DCMR)
Technical Correction to StE District § 3307.1

The Zoning Commission for the District of Columbia, pursuant to its authority under § 1 of the Zoning Act of 1938, approved June 20, 1938 (52 Stat 797, as amended; D C Official Code § 6-641 01 (2012 Repl)), hereby gives notice of its intent to amend the Zoning Regulations (DCMR Title 11) to make a technical correction to § 3307.1. The correction applies to the Saint Elizabeths East Campus (StE) District and concerns the combined lot development process set forth in § 3307, which permits two (2) or more lots to combine for the purposes of achieving the minimum required FAR equivalent of residential uses. The proposed amendment would clarify that

- (a) The combined lot process is not available to properties located in the StE-2, StE-10, StE-14a, StE-14b, StE-18, or StE-19 subdistricts;
- (b) The participating lots need not be located in the same subdistrict, and
- (c) The lot(s) receiving the residential gross floor area need not be subject to a minimum residential requirement.

Final rulemaking action shall be taken not less than thirty (30) days from the date of publication of this notice in the *D C Register*.

The following amendment to the Zoning Regulations is proposed:

Title 11 DCMR, Chapter 33, SAINT ELIZABETHS EAST CAMPUS (STE) DISTRICT, § 3307, COMBINED LOTS, § 3307.1, is amended to read as follows:

3307 COMBINED LOTS

3307.1 Except for lots located in the StE-2, StE-10, StE-14a, StE-14b, StE-18, or StE-19 subdistrict, two (2) or more lots in one (1) or more StE subdistrict(s) may be combined for the purpose of achieving the minimum required FAR equivalent of residential uses, subject to the following:

- (a) The lots may be located in the same StE subdistrict or in different StE subdistricts,
- (b) The lot(s) receiving residential gross floor area need not be located in a StE subdistrict with a residential requirement, and
- (c) The total height and density limits of the subdistricts shall not be exceeded.

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All persons desiring to comment on the subject matter of this proposed rulemaking action should file comments in writing no later than thirty (30) days after the date of publication of this notice in the *D C Register*. Comments should be filed with Sharon Schellin, Secretary to the Zoning Commission, Office of Zoning, 441 4th Street, N W , Suite 200-S, Washington, D.C. 20001, or electronic submissions may be submitted in PDF format to zcsubmissions@dc.gov Ms Schellin may be contacted by telephone at (202) 727-6311 or by email at Sharon.Schellin@dc.gov Copies of this proposed rulemaking action may be obtained at cost by writing to the above address.