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ID	Status	Register Category	Subject	Register Issue	Action Date
4837989	Submitted to ODAI	Notices, Opinions	Zoning Commission Notice of Filing: Case No. 14-05	4/4/2014 Vol 61/15	4/1/2014 12:39:58
4832460	Submitted to ODAI	Notices, Opinions	Board of Zoning Adjustment - Order No. 17679-C - Jemal's TP Land LLC, Motion for Modification of Approved Plans in Order No. 17679, (formerly BZA Application No. 18671 ), pursuant to § 3129 of the Zoning Regulations - ANC 4B	4/4/2014 Vol 61/15	3/28/2014 16:01:15
4832363	Submitted to ODAI	Public Hearing	Board of Zoning Adjustment - Public Hearing Notice - June 3, 2014	4/4/2014 Vol 61/15	3/28/2014 14:49:24
4831684	Submitted to ODAI	Notices, Opinions	Board of Zoning Adjustment - Order No. 18731 - Horizont Hill Ventures - ANC 8E	4/4/2014 Vol 61/15	3/28/2014 11:16:50
4831296	Submitted to ODAI	Notices, Opinions	Board of Zoning Adjustment - Order No. 18584 - Stjepan Sostaric on behalf of Greater Washington Animal Services, Inc., d/b/a City Dogs - ANC 6B	4/4/2014 Vol 61/15	3/27/2014 09:36:04
4831102	Submitted to ODAI	Notices, Opinions	Zoning Commission Notice of Filing - ZC Case No. 05-22A 05-22A	4/4/2014 Vol 61/15	3/26/2014 14:50:11
4830132	Submitted to ODAI	Notices, Opinions	Board of Zoning Adjustment - Order No. 18707 - Antioch Baptist Church - ANC 7C		3/26/2014 09:54:27
4829744	Submitted to ODAI	Notices, Opinions	Board of Zoning Adjustment - Order No. 18563 - MCSKA, LLC - ANC 1A		3/25/2014 15:28:49
4340961	Submitted to OAG	Notices, Opinions	Board of Zoning Adjustment - Order No. 18398 - Kenneth L. & Ellen J. Marks - ANC 2D	5/17/2013 Vol 60/21	5/14/2013 10:25:54
134750	Unconfirmed	Notices, Opinions	Board of Zoning Adjustment Summary Order No. 18014	1/22/2010 Vol 57/4	1/27/2010 22:14:19
137272	Unconfirmed	Notices, Opinions	Board of Zoning Adjustment Summary Order No. 18015	1/22/2010 Vol 57/4	1/27/2010 22:13:45
137175	Unconfirmed	Notices, Opinions	Board of Zoning Adjustment Summary Order No. 18016	1/22/2010 Vol 57/4	1/27/2010 22:13:39
137078	Unconfirmed	Notices, Opinions	Board of Zoning Adjustment Notice of Filing No. 18049	1/22/2010 Vol 57/4	1/27/2010 22:13:32
135817	Unconfirmed	Notices, Opinions	Board of Zoning Adjustment Summary Order No. 18010	1/22/2010 Vol 57/4	1/27/2010 22:13:14
136981	Unconfirmed	Public Hearing	Board of Zoning Adjustment Public Hearing Notice for March 16, 2010	1/22/2010 Vol 57/4	1/27/2010 22:13:01

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ZONING COMMISSION  
District of Columbia

CASE NO. 14-05

EXHIBIT NO. 7 ZONING COMMISSION  
District of Columbia

CASE NO.14-05

EXHIBIT NO.7

4/1/2014

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA**  
**NOTICE OF FILING**  
**Z.C. Case No. 14-05**  
**(Forest City Washington – Text Amendment to § 1803 of the Zoning Regulations)**  
**March 31, 2014**

**THIS CASE IS OF INTEREST TO ANC 6D**

On March 27, 2014, the Office of Zoning received a petition from Forest City Washington (the “Petitioner”) to amend § 1803 of the Zoning Regulations in order to permit more density and height for the western portion of The Yards development (“Yards West”).

Yards West, the property that is the subject of this petition, consists of Parcel A, which fronts on M Street, S.E., and Parcels F, G, H, and I, which are south of Parcel A and between 1<sup>st</sup> Street, S.E. and Canal Street SE. The property is zoned SEFC/CR Zone District.

The SEFC Overlay predates the approval of the Ballpark and the CG Overlay, so the SEFC Overlay permits less height and density than is permitted on neighboring properties. The Applicant proposes amendments to the SEFC Overlay as follows:

Section 1803.7(b) Permit a 10 floor area ratio (“FAR”) bonus for residential use in the SEFC/CR Zone District;

Section 1803.5(b) Allow a height permitted by the 1910 Height Act for any property that utilizes the residential bonus density described above,

Section 1803.8 Require Zoning Commission design review for any property utilizing bonus height and density for residential use, and

Section 1803.3(1): Authorize deviations from the ground-floor preferred use requirements only after approval from the Zoning Commission

For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311