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Office of Planning



MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: ^{JLS}
Jennifer Steingasser, Deputy Director
DATE: January 29, 2015
SUBJECT: Proposed Text and Map Amendment (ZC 14-16)
Request for a Partial Waiver of Posting Requirements

Pursuant to § 3000.8, the Office of Planning (OP) requests a partial waiver of the posting requirements of § 3014.3. The waiver would not prejudice the rights of any party.

The property was posted 21 days in advance of the February 12 public hearing, on Thursday, January 22, rather than the required 40 days, which would have been Saturday, January 3. Three weeks' notice provides significant time for interested citizens to view the posted notice. The posted signs are being maintained in conformance with the Zoning Regulations.

In addition, the neighborhood has been well informed about the plans for the property. Over the past several months the contract purchaser of the property has presented a vision for the site to the ANC and community at public meetings. At the time of setdown, on September 29, 2014, the Single Member District representative and current chair of ANC 5C submitted a letter in support of the application (Exhibit #2). The application was also properly advertised in the DC register and the public hearing notice was mailed to the ANC and the Ward 5 council member on November 17, 2014. Finally, OP presented the proposal at the ANC's regularly scheduled meeting on January 21, where the Commission voted unanimously to support the application. The ANC's letter of support, found at Exhibit #6, acknowledges the delay in posting but requests that the hearing proceed as scheduled.

Because of the amount of outreach in regard to this proposal, there would be no prejudice to the rights of any party due to the delayed posting of the property.

Cc: Jacqueline Manning, Chair and SMD, ANC 5C04 (via email)