

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Zoning Commission



October 20, 2014

ANC 6A
P O Box 75115
Washington, D C 20013

Commissioner Nicholas Alberti
ANC/SMD 6A04
1330 North Carolina Avenue, N E
Washington, D C 20002

Re: Notice of Receipt of Z.C. Case No. 14-20 (ANC 6A – Map Amendment @ Square 1070)

Dear ANC Chair & ANC/SMD Commissioner

Pursuant to D C Official Code § 1-309.10 (b), the Zoning Commission for the District of Columbia hereby gives you notice of the receipt of a petition from ANC 6A (the “Petitioner”) for approval of a map amendment from C-2-A to R-4 for property located in the northeast quadrant at 15-31 15th Street, N E , 1505-1511 A Street, N E , and Alley Lot 73 in Square 1070

Pursuant to D C Official Code § 1-309 10(d)(2), the Zoning Commission must wait thirty days, excluding Saturdays, Sundays, and holidays before it can make its decision on this petition. However, as a practical matter, the Commission cannot make a decision that soon, because it must first hold a public hearing and the National Capitol Planning Commission is thereafter given thirty days to review the petition.

You will also receive notice of the hearing date at least 40 calendar days in advance. If your ANC wishes to participate, then the written report must be received no later than seven days prior to the hearing date and contain the information required by 11 DCMR § 3012.5 Form 129 – Advisory Neighborhood Commission (ANC) Report, which is attached for your convenience, is the preferred mechanism to complete this Report. In the alternative, you can review § 3012.5, which states the required information for the written report, a copy of which is included at the bottom of this letter. Any written report received prior to the close of the record in this case that contains that information will be given “great weight.”

Great weight does not mean that the Zoning Commission must defer to an ANC’s view, but instead requires acknowledgement of the ANC as the source of the recommendations and explicit reference to each of the ANC’s issues and concerns. It is therefore important that the written report not only indicate whether the ANC supports or opposes the application, but that it also identify each issue and concern that led to the recommendation made.

ZONING COMMISSION
District of Columbia

CASE NO. 14-20

441 4th Street, N W , Suite 200-S, Washington, D C 20001

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Web Site www.dcoz.dc.gov

District of Columbia
CASE NO.14-20
EXHIBIT NO.10

If you have any questions, please do not hesitate to contact me at (202) 727-6311

Sincerely,



Sharon S. Schellin
Secretary to the Zoning Commission
Attachment

11 DCMR 3012.5

3012.5 If an Advisory Neighborhood Commission (ANC) wishes to participate in a contested case under § 3022, the ANC shall file a written report with the Zoning Commission at least seven (7) days in advance of the hearing. In a rulemaking under § 3021, there shall be no filing deadline as long as the record in that case is open. All written reports shall contain the following:

- (a) An identification of the application or petition,
- (b) When the public meeting of the ANC to consider the application or petition was held,
- (c) Whether proper notice of that meeting was given by the ANC,
- (d) The number of members of the ANC that constitute a quorum and the number of members present at the meeting,
- (e) The issues and concerns of the ANC about the application or petition, as related to the standards against which the application or petition shall be judged,
- (f) The recommendation, if any, of the ANC as to the disposition of the application or petition,
- (g) The vote on the motion to adopt the report to the Commission,
- (h) The name of the person who is authorized by the ANC to present the report, and
- (i) The signature of the ANC chairperson or vice-chairperson

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 14-20
(Map Amendment @ Various Lots in Square 1070)
October 20, 2014

THIS CASE IS OF INTEREST TO ANC 6A

On October 16, 2014, the Office of Zoning received a petition from Advisory Neighborhood Commission 6A (the "Petitioner") for approval of a map amendment for the above-referenced property.

The property that is the subject of this petition consists of Lots 38, 39, 73-76, 80-86, and 94 in Square 1070 in Northeast Washington, D.C. (Ward 6), which includes the addresses 15-31 15th Street, N.E., 1505-1511 A Street, N.E., and Alley Lot 73 in Square 1070. The properties are currently zoned C-2-A. The Petitioner proposes a map amendment to rezone the property to R-4.

The R-4 Zone District permits matter-of-right development of single-family residential uses (including detached, semi-detached, row dwellings, and flats), churches, and public schools with a minimum lot width of 18 feet, a minimum lot area of 1,800 square feet, and a maximum lot occupancy of 60% for row dwellings, churches, and flats; a minimum lot width of 30 feet and a minimum lot area of 3,000 square feet for semi-detached structures, a minimum lot width of 40 feet and a minimum lot area of 4,000 square feet and 40% lot occupancy for all other structures (20% lot occupancy for public recreation and community centers); and a maximum height of three stories/40 feet (60 feet for churches and schools and 45 feet for public recreation and community centers). Conversions of existing buildings to apartments are permitted for lots with a minimum lot area of 900 square feet per dwelling unit. The rear yard requirement is 20 feet.

The C-2-A Zone District permits matter-of-right low-density development, including office employment centers, shopping centers, medium-bulk mixed-use centers, and housing to a maximum lot occupancy of 60% for residential use and 100% for all other uses, a maximum density of 2.5 floor area ratio ("FAR") for residential use and 1.5 FAR for other permitted uses, and a maximum height of 50 feet. Rear yard requirements are 15 feet; one-family detached dwellings and one-family semi-detached dwellings side yard requirements are eight feet.

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



BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:		Case Name:	
Address or Square/Lot(s) of Property:			
Relief Requested:			

ANC MEETING INFORMATION

Date of ANC Public Meeting:		/		/		Was proper notice given?:	Yes	☐	No	☐
Description of how notice was given:										
Number of members that constitutes a quorum:				Number of members present at the meeting:						

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

AUTHORIZATION

ANC		Recorded vote on the motion to adopt the report (i.e. 4-1-1):	
Name of the person authorized by the ANC to present the report:			
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			
Signature of Chairperson/ Vice-Chairperson:		Date:	

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.

INSTRUCTIONS

Pursuant to 11 DCMR §§ 3012.6 and 3115.2, the Zoning Commission and Board of Zoning Adjustment shall give "*great weight*" to the written report of the affected Advisory Neighborhood Commission (ANC), as required by the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000.

1. All ANC reports shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Present this form and supporting documents to the Office of Zoning at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.
3. Submission deadlines are as follows:

For Zoning Commission:

- a. ANCs must file this form at least seven (7) calendar days in advance of the hearing, if they wish to participate in a contested case under § 3022.
- b. ANCs may file this form as long as the case record is open, if they wish to participate in a rulemaking case under § 3021.

For Board of Zoning Adjustment:

- a. ANCs must file this form at least seven (7) calendar days in advance of the hearing.



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.