

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Zoning Commission



April 9, 2015

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ZONING COMMISSION
District of Columbia
CASE NO. 15-09
EXHIBIT NO. 6

Gabriela Mossi
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Re: Notice of Receipt of Z.C. Case No. 15-09 (Residents of Lanier Heights and ANC 1C – Map Amendment to Rezone Portions Squares 2580, 2581, 2582, 2583, 2584, 2586AW, 2587, and 2589)

Dear ANC Chair & ANC/SMD Commissioners

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 Residents of Lanier Heights and ANC 1C (together, the “Petitioner”) for approval of a map amendment to the above referenced Squares located in the northwest quadrant of the District in order to rezone the properties from R-5-D to R-4

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 submit a written report, it should 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

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ZONING COMMISSION
District of Columbia
CASE NO.15-09
EXHIBIT NO.6

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 15-09
(Residents of Lanier Heights and ANC 1C – Map Amendment to Various Lots in
Squares 2580, 2581, 2582, 2583, 2584, 2586W, 2587, and 2589)
April 9, 2015**

THIS CASE IS OF INTEREST TO ANC 1C

On April 7, 2015, the Office of Zoning received a petition from the Residents of Lanier Heights and ANC 1C (together, the “Petitioner”) for approval of a map amendment for the above referenced properties

The properties that are the subject of this petition include various lots located in Squares 2580, 2581, 2582, 2583, 2584, 2586W, 2587, and 2589, which are located on Lanier Place, N.W., Ontario Road, N.W., 18th Street, N.W., Ontario Place, N.W., Argonne Place, N.W., and Adams Mill Road, N.W. The Petitioner seeks to rezone the properties from the R-5-B Zone District to the R-4 Zone District

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. Rear yard requirement is 20 feet.

The R-5-B permits matter-of-right moderate development of general residential uses, including single-family dwellings, flats, and apartment buildings, to a maximum lot occupancy of 60% (20% for public recreation and community centers), a maximum density of 1.8 floor area ratio (“FAR”), and a maximum height of 50 feet (90 feet for schools and 45 feet for public recreation and community centers) Rear yard requirements are not less than 15 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	<input type="checkbox"/>	No	<input type="checkbox"/>
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.

District of Columbia Office of Zoning

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

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