ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA NOTICE OF PUBLIC HEARING

TIME AND PLACE: Thursday, June 28, 2018, @ 6:30 p.m.

Jerrily R. Kress Memorial Hearing Room 441 4th Street, N.W., Suite 220-South

Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 18-04 (Office of Planning – Text Amendment to Subtitle A §§ 209.2 & 301.3 re: Construction of Playing Fields & Accessory Structures @ RFK)

THIS CASE IS OF INTEREST TO ALL ANCS

On April 2, 2018, the Office of Zoning received a report that served as a petition from the District of Columbia Office of Planning ("OP") proposing a text amendment to the Zoning Regulations of 2016 (11 DCMR) to Subtitle A § 209 of the Zoning Regulations, specifically the restrictions on unzoned land and § 301, building permit requirements. The proposed amendments would permit the construction of three athletic playing fields and associated accessory structures on unzoned land. The amendments would also provide for Zoning Commission design review of an unenclosed pavilion structure adjacent to the fields. On April 9, 2018, the Commission voted to set down the petition for a public hearing. The OP set down report served as a pre-hearing filing.

The following amendments to Title 11 DCMR, Subtitle A, Authority and Applicability, are proposed (additions are shown in **bold and underlined text** and deleted text is shown strikethrough text).

Amend the text in Subtitle A § 209, Restrictions on Unzoned Land, by adding a new § 209.2(c) as follows:

Nothing in this chapter shall prevent the following:

- (a) Minor repairs and alterations to buildings and structures for which no building permit is required under the D.C. Construction Code Supplements; or
- (b) A caretaker from residing on property formerly owned by the Government of the United States, or property in the Central Area formerly owned by the government of the District of Columbia, for which zoning has not been designated, for the purpose of maintaining and preventing the deterioration of the premises.; or
- (c) Installation and use of playing fields and associated accessory structures to support such fields on the unzoned property

comprising and abutting the Robert F. Kennedy Memorial Stadium, more specifically known as Parcel 149 Lots 65 and 66 subject to the following:

- (1) Permitted accessory structures shall not exceed a maximum height of twenty feet (20 ft.) and one (1) story, a maximum gross floor area of one thousand square feet (1,000 ft.) and shall be limited to the following three (3) structures: a visitor building, a storage building, and restroom facilities; and
- (2) In addition to the accessory structures listed in § 209.2(c)(i), an unenclosed pavilion no greater than six thousand square feet (6,000 sq. ft.) in gross floor area and thirty feet (30 ft.) in height may be installed and used provided the Zoning Commission finds that said structure, as designed, meets the standards of Subtitle X, Chapter 6 other than § 604.8.

Amend the text in Subtitle A § 301, Building Permits, by adding a new § 301.3(g) as follows:

Except as provided in the building lot control regulations for Residence Districts in Subtitle C and § 5 of An Act to amend an Act of Congress approved March 2, 1893, entitled "An Act to provide a permanent system of highways in that part of the District of Columbia lying outside of cities," and for other purposes, approved June 28, 1898 (30 Stat. 519, 520, as amended; D.C. Official Code § 9-101.05, a building permit shall not be issued for the proposed erection, construction, or conversion of any principal structure, or for any addition to any principal structure, unless the land for the proposed erection, construction, or conversion has been divided so that each structure will be on a separate lot of record; except a building permit may be issued for:

...

- (e) A structure in the USN zone to be constructed on an air rights lot that is not a lot of record; and
- (f) Buildings and structures approved as part of a campus or private school plan or medical campus plan-: and
- (g) Playing fields and associated accessory structures to support such fields and, if permitted by the Zoning Commission, an unenclosed pavilion on the unzoned property comprising and abutting the Robert F. Kennedy Memorial Stadium, subject to 11-A DCMR § 209.2(c).

Proposed amendments to the Zoning Regulations of the District of Columbia are authorized pursuant to the Zoning Act of June 20, 1938, (52 Stat. 797), as amended, D.C. Official Code § 6-641.01, et seq.

This public hearing will be conducted in accordance with the rulemaking case provisions of the Zoning Regulations, 11 DCMR Subtitle Z, Chapter 5.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

All individuals, organizations, or associations wishing to testify in this case are encouraged to inform the Office of Zoning their intent to testify prior to the hearing date. This can be done by mail sent to the address stated below, e-mail (donna.hanousek@dc.gov), or by calling (202) 727-0789.

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

Organizations
Individuals
minutes each
minutes each

The Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

Written statements, in lieu of oral testimony, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at http://app.dcoz.dc.gov/Login.aspx; however, written statements may also be submitted by mail to 441 4th Street, N.W., Suite 200-S, Washington, DC 20001; by e-mail to zcsubmissions@dc.gov; or by fax to (202) 727-6072. Please include the case number on your submission. FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

ANTHONY J. HOOD, ROBERT E. MILLER, PETER A. SHAPIRO, PETER G. MAY, AND MICHAEL G. TURNBULL ------ ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION

Do you need assistance to participate? If you need special accommodations or need language assistance services (translation or interpretation), please contact Zee Hill at (202) 727-0312 or Zelalem.Hill@dc.gov five days in advance of the meeting. These services will be provided free of charge.

¿Necesita ayuda para participar? Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a Zelalem.Hill@dc.gov cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

Avez-vous besoin d'assistance pour pouvoir participer? Si vous avez besoin d'aménagements spéciaux ou d'une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à <u>Zelalem.Hill@dc.gov</u> cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

참여하시는데 도움이 필요하세요? 특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312 로 전화 하시거나 <u>Zelalem.Hill@dc.gov</u> 로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

您需要有人帮助参加活动吗?如果您需要特殊便利设施或语言协助服务(翻译或口译)·请在见面之前提前五天与 Zee Hill 联系·电话号码 (202) 727-0312,电子邮件 <u>Zelalem.Hill@dc.gov</u> 这些是免费提供的服务。

Quí vị có cần trợ giúp gì để tham gia không? Nếu quí vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc Zelalem.Hill@dc.gov trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

ለጮሳተፍ ዕርዳታ ያስፈልማዎታል? የተለየ እርዳታ ካስፈለንዎት ወይም የቋንቋ እርዳታ አንልግሎቶች (ትር*ጉ*ም ወይም ማስተርሳም) ካስፈለንዎት እባክዎን ከስብሰባው አምስት ቀናት በፊት ዚ ሂልን በስልክ ቁጥር (202) 727-0312 ወይም በኤሜል <u>Zelalem.Hill@dc.gov</u> ይንናኙ። እነኝህ አንልግሎቶች የሚሰጡት በነጻ ነው።