



**BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA**



FORM 116 – HEARING FEE CALCULATOR

Pursuant to Subtitle Z, Chapter 16, the following hearing fees shall be paid when the Zoning Commission schedules a public hearing on a petition or application. In the case of a petition or application combining two (2) or more actions on this form, the fee charged shall be the greatest of all the fees computed separately. Please show ALL computations.

A department, office, or agency of the Government of the District of Columbia is not required to pay a hearing fee where the property is owned by the agency and the property is to be occupied for a government building or use.

MAP AMENDMENT

Pursuant to Subtitle Z § 1601.1, if the Commission schedules a public hearing on a petition or application for an amendment to the Zoning Map, prior to advertisement of the hearing, the petitioner/applicant shall pay a hearing fee in accordance with the following schedule:

Petition or Application for Rezoning to any:	Unit	Fee	Quantity	Total
R-1 through R-3, R-6 through R-17, or R-19 through R-21 zone	43,560 sq. ft. or part of that area	\$ 650		
RF-1 through RF-3 zone and RA-1 or RA-6	43,560 sq. ft. or part of that area	\$1,625		
RA-2, RA-7, RA-8, or RC-1	43,560 sq. ft. or part of that area	\$3,250		
RA-3 through RA-5, RA-9, RA-10, D-1-R, SEFC-2, SEFC-3, or CG-1 zone	43,560 sq. ft. or part of that area	\$6,500		
MU-1, MU-2, MU-10 through MU-16, MU-22, MU-23, MU-29, D-2, SEFC-1, SEFC-4, CG-4 through CG-7, and ARTS-4 zone	10,000 sq. ft. or part of that area	\$2,600		
MU-3 through MU-6, MU-17 through MU-19, MU-24 through MU-27, NC-1 through NC-5, NC-7, NC-9 through NC-11, NC-14, NC-16, NC-17, D-4-R, CG-2, ARTS-1, ARTS-2, RC-2 and RC-3 zone	10,000 sq. ft. or part of that area	\$1,625		
MU-7 through MU-9, MU-20, MU-21, MU-28, NC-6, NC-8, NC-12, NC-13, NC-15, D-3 through D-5, D-5-R, D-6, D-6-R, D-7, D-8, CG-3, and ARTS-3 zone	10,000 sq. ft. or part of that area	\$3,250		
PDR-1 through PDR-7 zone	20,000 sq. ft. or part of that area	\$2,600		
TOTAL				

- Notes:
- The maximum hearing fee for rezoning to any Residence District (R, RF, RA, D-1-R, SEFC-2, SEFC-3 or CG-1) is \$65,000.
 - For an application that proposes rezoning to more than one (1) zone district or is in the alternative, the fee shall be the total of the amounts for the area devoted to each proposed district or alternative computed separately.
 - A "part of an acre" or "part of that area" should be rounded to the next whole number.

TEXT AMENDMENT

Pursuant to § Subtitle Z § 1601.3, if the Commission schedules a public hearing on a petition for an amendment to the text of the Zoning Regulations, prior to the advertisement of the hearing, the petitioner shall pay a hearing fee in accordance with the following schedule:

Petition	Fee	Quantity	Total
Each section proposed to be added, deleted, or amended (Maximum of \$1,300)	\$325.00		
TOTAL			

FORM 116 – HEARING FEE CALCULATOR – Side 2

PLANNED UNIT DEVELOPMENT (PUD) OR AIR SPACE DEVELOPMENT

Pursuant to Subtitle Z § 1601.4 if the Commission schedules a public hearing on an application for approval of a planned unit development or air space development, prior to the advertisement of the hearing, the applicant shall pay a hearing fee in accordance with the following schedule:

Application	Fee	Quantity	Total
For each 100 sq. ft. of gross floor area (GFA), or part thereof, included in the application devoted to dwelling units, and the immediate area needed to serve that dwelling unit (Maximum of \$65,000.)	\$7.00		
For each 100 sq. ft. of GFA, or part thereof, included in the application devoted to any use other than a dwelling unit and the immediate area needed to serve that dwelling unit	\$13.00		
TOTAL			

- Notes:**
- *There is no charge for the hearing on the second-stage of a two-stage PUD application*
 - *A "part thereof" should be rounded to the next whole number.*

MODIFICATION TO AN APPROVED PUD OR AIR SPACE DEVELOPMENT

Pursuant to Subtitle Z § 1601.6, if the Commission schedules a public hearing on an application for a modification to an approved planned unit development, air space development, or any other review of a specific site or building plan, prior to the advertisement of the hearing, the applicant shall pay a hearing fee in accordance with the following schedule:

Request for Modification	Fee	Total
Modification to a previously approved case	26% of original hearing fee or \$1,300, whichever is greater	
TOTAL		

APPLICATION/ FEE OF PETITION

Pursuant to Subtitle Z § 1601.5, in the case of a petition or application combining two (2) or more actions on this form, the fee charged shall be the **greatest** of all the fees computed separately. Below, please list the total fee for each action requested and enter the fee of the **greatest** fee calculated.

Type of Petition/Application	Total
Map Amendment	
Text Amendment	
PUD/Air Space Development	
Modification to an approved PUD or Air Space Development	
GREATEST OF CALCULATED FEES	

CERTIFICATION

I/We certify that the information on this form is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22-2405)

Name: Signature: Date:



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.



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**



Office of the Director

May 21, 2019

Zoning Commission
of the District of Columbia 441 4th Street, NW, Suite 210
Washington, DC 20001

Re: Request for Waiver of Zoning Commission Hearing Fee for the Westminster Presbyterian Church Project located at 400 I St., SW, Washington, DC 20024

Dear Members of the Commission:

Pursuant to 11-Z DCMR § 1602, the District of Columbia Department of Housing and Community Development ("DHCD") requests that the Zoning Commission ("Commission") waive the portion of the hearing fee for the above-referenced application attributable to the construction of residential units that will be reserved as affordable housing. Based on the project characteristics presented to DHCD, this development would be eligible to receive funding from a recognized District of Columbia or federal government housing subsidy program. DHCD expects that this project will apply for financing through the Low Income Housing Tax Credit ("LIHTC") and/or Housing Production Trust Fund ("HPTF") programs if the Planned Unit Development ("PUD") is approved.

The PUD application proposes 214,338 square feet of gross floor area, of which 102,236 square feet of gross floor area (47.7 %) will be reserved as 123 units of affordable housing. All of the 123 affordable units will remain affordable for at least 40 years. Based on the attached assumptions and calculations, DHCD recommends a 43% hearing fee reduction of \$7,024. If the recommendation is accepted, the new hearing fee would total \$9,323.

Because there is not yet an affordability covenant or subsidy contract associated with this property, it is essential that the assumptions upon which this recommended reduction is based be incorporated into the Commission's order as a requirement enforceable by DHCD and the Zoning Administrator, if approved.

Thank you for your considerate attention to this matter. Please do not hesitate to contact me at 202-442-7210 with any questions or concerns.

Mary R. Donaldson

Polly Donaldson, Director

D.C. Department of Housing and Community Development
 Reduction Calculator for Zoning Commission Hearing Fee

Applicant:

Westminster Community Partners LLC -Westminster Church

ZC Case No:

Will be assigned once application is filed

A	Total Hearing Fee				\$16,347
	Gross Square Footage for Affordable Housing				102,236
	Total Gross Square Footage of Entire Project				214,338
B	Percent Affordable				47.7%
	AMI Served	Weight	Units	Weighted Total	
	30% AMI	1.2	0	0	0
	40% AMI	1.1			0
	50% AMI	1	1	1	1
	60% AMI	0.9	122	109.8	109.8
	80% AMI	0.7			0
	Affordable Units		123	110.8	
C	Weighted Total / Total				0.90
	Affordability Term (years)				40
D	Affordability Term / 40				1.00
	Recommended Hearing Fee Reduction (A * B * C *D)				\$ 7,024
	Reduced Hearing Fee				\$ 9,323