

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF VIRTUAL PUBLIC HEARING**

**TIME AND PLACE:** **Monday, April 29, 2024, @ 4:00 p.m.**  
**Via WebEx:** <https://dcoz.dc.gov/ZC23-25> (to participate & watch)  
**Via Telephone:** 1-650-479-3208 **Access code:** 2302 315 2569 (audio participation & listen)  
**Via YouTube:** <https://www.youtube.com/c/DCOfficeofZoning> (to watch)  
**Instructions:** <https://dcoz.dc.gov/release/virtual-public-hearings>  
**Witness Sign Up:** <https://dcoz.dc.gov/service/sign-testify>

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**Z.C. Case No. 23-25 (Office of Planning – Zoning Text & Map Amendment to Create the Chevy Chase Neighborhood Mixed Use Zones - NMU-4/CC1 and NMU-4/CC2; and to rezone from the MU-3A zone to the NMU-4/CC1 zone with IZ+ portions of Squares 1859, 1860, 1865, 1867, and 1868 fronting onto Wisconsin Avenue, N.W.; rezone from the MU-3A zone to the NMU-4/CC2 zone with IZ+ Square 1866 Lot 823; rezone from the R-1B zone to the RF-1 zone Square 1867 Lot 93; and rezone from R-2 to the RF-1 zone Square 1859 Lots 49, 50, 51, 92, and 95)**

**THIS CASE IS OF INTEREST TO ANC 3/4G**

**Oral and Written Testimony**

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ's website indicated above. Also, see below: *How to participate as a witness – oral statements*. **On the day of the hearing – by 3:00 p.m.**, call 202-727-0789 to sign up to testify.
- All written comments and/or testimony **must be submitted to the record at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements*.

On October 16, 2023, the Office of Planning filed a report that served as a petition requesting amendments to the Zoning Regulations and Map. The area covered by the proposed text and map amendment includes the Chevy Chase Main Street Commercial Corridor, properties fronting on both the east and west sides of Connecticut Avenue, N.W., generally between Chevy Chase Circle and Oliver Street, N.W. to the north and Livingston Street, N.W. to the south. The area that would be rezoned as part of this zoning text and map amendment includes portions of Squares 1859, 1860, 1865, 1867, and 1868.

The proposed Text Amendment would implement Comprehensive Plan 2021 policy direction, guidelines of the Chevy Chase Small Area Plan (CCSAP) approved by Council July 12, 2022, and other District and Rock Creek West policy documents. The proposal creates the new Chevy Chase Neighborhood Mixed Use Zones - NMU-4/CC1 and NMU-4/CC2; and would map the zones on properties generally fronting on Connecticut Avenue, N.W. between Chevy Chase Circle, N.W. and Livingston Street, NW. Additional portions of properties in Square 1859 to the west of the Connecticut Avenue corridor and fronting onto Morrison Street, N.W. would be rezoned from R-2 to RF-1, while portions of properties in Square 1867 to the east of the Connecticut Avenue corridor and fronting onto Morrison Streets, N.W. would be rezoned from R-1B to RF-1, to serve as a

transition from the mixed use zoning along the corridor to the low density residential zoning in the neighborhood.

At its November 9, 2023 public meeting, the Zoning Commission (“Commission”) voted to set down the proposed text and map amendment for a public hearing as a rulemaking case. The Office of Planning Report served as the Pre-hearing Filing required by 11 DCMR § Z-501.

The OP report, dated October 13, 2023, stated that the proposal to rezone the subject properties is intended to implement the recommendations of the Comprehensive Plan (2021) as well as other District and Rock Creek West planning documents and the Chevy Chase Small Area Plan, approved by Council July 12, 2022. The proposal would not be inconsistent with the Comprehensive Plan and these other plans, including the CCSAP.

OP is recommending that the Map Amendment area be subject to IZ Plus (IZ Plus) due to the disproportionately low amount of existing affordable housing currently in the Rock Creek West Comprehensive Plan Planning Area, and in the immediate area of the proposal. The property that would be subject to the MU-4/CC-2 zone is owned by the District Government, so any residential component on the site would be required to provide a higher percentage of affordable units, at more deeply affordable levels, than IZ plus. Disposition agreements that include multi-family residential units are required to reserve a minimum of 30% of the units as affordable in perpetuity, at an affordability level greater than would be required by the regular IZ Plus requirements of Subtitle X § 502.1 (b).

#### Current Zoning

The current MU-3A zone is a low density mixed-use zone, intended to provide for a mix of residential and commercial uses at a low density. The maximum permitted height is 40-feet, the maximum lot occupancy is 100% for non-residential uses and 60% for residential uses, and the maximum FAR is 1.0, or 1.2 with IZ. Permitted uses are included in Subtitle U § 500.2’s Use Group D. The current zoning is not consistent with policy direction of the 2021 Comprehensive Plan.

#### Proposed Zoning

NMU (Neighborhood Mixed-Use) zones are applied to many neighborhood commercial corridors and are intended to, among other things, provide for a mix of residential, employment, retail, service, and other related uses in the area; preserve and enhance neighborhood shopping areas; encourage a general compatibility in scale between new and older buildings; and identify designated areas within which ground floor use restriction can apply.

Each NMU zone is different, but there are provisions that apply to all NMU zones, including the proposed NMU-4/CC zones where they are consistent with CCSAP direction. Other proposed provisions to incorporate provisions of the CCSAP would apply only in the NMU-4/CC zones.

The Chevy Chase Neighborhood Mixed Use NMU-4/CC1 zone would apply to most of the commercial corridor along this section of Connecticut Avenue. The NMU-4/CC1 zone would be mapped in Squares 1859, 1860, 1865, 1867, and 1868 on lots along both sides of Connecticut Avenue, N.W. generally between Western Avenue, N.W. and Livingston Street, N.W. The

maximum permitted height would be 40 feet, or 50 feet with IZ+, the maximum lot occupancy would be 100% for non-residential uses and 60%, or 75% with IZ+, for residential uses. The maximum FAR would be 2.5, or 3.0 with IZ+, with a maximum non-residential FAR of 1.5. Specific to this zone would be a minimum height requirement of 25 feet, rear and rear step-back requirements, a larger side yard requirement where not separated from an R or RF zone by an alley, and a front façade step-back requirement. Use permissions are included in Subtitle H Chapter 60, and would include a requirement for ground floor non-residential space.

The NMU-4/CC2 zone would apply only to Square 1866 Lot 823, known and referred to as the Civic Site, owned by the District and subject to a Request for Proposals (RFP) for redevelopment to include a new library, recreation center, open space, and housing including affordable housing. The maximum permitted height would be 65 feet with IZ+, the maximum lot occupancy would be 60% for all uses, and the maximum FAR would be 3.0, or 3.6 with IZ+, with a maximum non-residential FAR of 1.5. In addition to the increased lot occupancy requirement, provisions specific to this zone would be increased rear and rear step-back requirements, and a larger side yard requirement where not separated from an R or RF zone by an alley. Use permissions are included in Subtitle H Chapter 60.

The proposal also includes a rezoning to RF-1 of a small number of sites included within the CCSAP and fronting McKinley and Morrison Streets N.W. They are currently zoned R-2 or R-1-B, but are mainly developed with existing surface parking lots that are in common ownership with commercial properties fronting Connecticut Avenue, N.W.

The proposed RF-1 zone would allow potential development as an appropriate transition between the low-density residential uses and the moderate density NMU-4/CC1 zone. The RF-1 zone would not permit commercial use of the lot but would allow a one or two family rowhouse form of development. The maximum permitted height would be 35 feet / three stories, the maximum lot occupancy would be 60%, and the maximum number of units in each building would be two. There are no site-specific guidelines proposed for these sites. Use permissions are included in Subtitle U Chapter 3.

### Comprehensive Plan

The Generalized Policy Map (GPM) designates the majority of the corridor as being within a Main Street Mixed Use Corridor; a portion of the Civic Site is designated as Park. The corridor is within an area designated as a Future Planning Analysis Area, and the Chevy Chase Small Area Plan was completed and approved by Council in 2022. The vision of the CCSAP is to advance equity in housing and the provision of more affordable housing, a thriving retail corridor, and mix of uses in the civic core, safe and sustainable pedestrian ways and an inclusive built environment along Connecticut Avenue main street and the Chevy Chase community. The proposed zones are not inconsistent with the GPM as they would allow a mix of uses, particularly ground floor commercial uses and upper floor residential uses, as well as a District library, community center and open space on the Civic Site.

A portion of the Civic Site is designated on the GPM for “parks” use. While this designation typically refers to “*the federal and District park systems, including the National Parks, such as the National Mall; the circles and squares of the L’Enfant city and District neighborhoods*”, in

this case the designation reflects open recreation space for the community on this site. The proposed NMU-4/CC-2 zone reflects this through the establishment of a larger than typical lot occupancy requirement in the zoning, and this would also be addressed through the RFP for this site.

The GPM also includes this entire area within a Future Planning Analysis Area (FPPA) – “*areas of large tracts or corridors where future analysis anticipated to ensure adequate planning for equitable development*”. This planning analysis has been completed, with the Council adoption of the CCSAP on July 12, 2022.

The Future Land Use Map (FLUM) designates most of the area, including the area proposed to be rezoned to MU-4/CC-1, for mixed moderate density residential and low density commercial. The Civic Site, the portion proposed to be rezoned to MU-4/CC-2, is designated for mixed moderate density residential and low density commercial and local public facilities.

As described in the Guidelines for Using the Generalized Policy Map and the Future Land Use Map, the maps are intended to provide generalized guidelines for development decisions.

The Framework Element of the Comprehensive Plan identifies the MU-4 zone as consistent with this mixed use designation, listing MU-4 as consistent with a low density commercial designation, although other zones may also apply. MU-4 would also permit the moderate density level of residential anticipated by the FLUM. The current MU-3A zone allows a mix of uses but does not permit the moderate density level of housing anticipated by these designations.

The small areas proposed to be rezoned from R-1B and R-2 to RF-1 are typically within the CCSAP but designated on the GPM mainly as Neighborhood Conservation Area, and on the FLUM for low density residential development, although portions are designated for moderate density residential/low density commercial. The proposed RF-1 zone would be not inconsistent with these designations.

#### Rock Creek West Area Element

The subject property is in the Rock Creek West Area Element which outlines planning and development priorities including increasing affordable and moderate income housing units within new market rate projects; attracting retail uses to provide a wider range of neighborhood serving retail; encouraging developments that would improve the vibrancy of a pedestrian oriented corridor; and supporting improvements to common open spaces and public facilities. The proposed zoning text and map amendment would further this policy direction by allowing for more housing and affordable housing while also providing for retail opportunities, and a new library, community center and public open space. The proposed density, consistent with the Comp Plan, would allow for more housing to support businesses, while zoning to incorporate the CCSAP guidelines would encourage a vibrant pedestrian corridor.

The proposal would also further objectives of the Rock Creek West Connecticut Avenue Corridor Policy Focus Area, through encouraging walkable shopping areas, and infill development opportunities for additional housing, including affordable housing.

### Citywide Elements

The proposal would implement policies of many of the Citywide Elements of the Comprehensive Plan including ones related to Land Use, Housing, Economic Development, and Community Service and Facilities. The proposed text and map amendment would allow for housing and affordable housing along the Corridor, while accommodating a mix of uses to serve the community.

The production of affordable housing is a priority and is strongly encouraged and would be implemented through the proposed zones, which would permit new housing and affordable housing production along the corridor in a high-cost area, and in particular on the large, publicly owned Civic Site through the NMU-4/CC2. The proposed zoning would support increased shopping opportunities with neighborhood retail uses to better meet the demand for basic goods and services for new residents and the surrounding residential neighborhood, and to ensure an active streetscape. The text amendment also encourages the preservation of existing building façades while encouraging development of sites which are currently underdeveloped.

The proposed zoning on the Civic Site would allow it to be more effectively used to meet the needs of current and future residents, as it would allow for the construction of a new library and community center with improved facilities, while retaining at least 40% of the site for open space. The proposal would also allow for housing and affordable housing on the site which is a District priority.

The redevelopment of the Civic Site with a new library, community center and open space would provide improved facilities for residents which could assist in revitalization with improved services as well as additional housing and affordable housing. It is a priority of both the District and the neighborhood to construct new facilities to better serve and support the community. The proposal would allow for the co-location of the library, community, open space, and housing on the Civic Site and provide equitable access to services.

### Chevy Chase Small Area Plan

The Comp Plan recommended that a detailed and holistic analysis be done of the Chevy Chase corridor. After community outreach and meetings, and conversations, the [Chevy Chase Small Area Plan \(CCSAP\)](#), was approved by the Council of the District of Columbia on July 12, 2022 (Resolution 24-0564). The CCSAP places great emphasis on the provision of more housing and in particular affordable housing, as well as neighborhood retail, along Connecticut Avenue, N.W. The CCSAP also provided guidelines pertaining to streetscape design and to building use and form, particularly with respect to how commercial buildings address the streetscape, and how new buildings provide a transition towards lower density residential areas. The proposed zoning incorporates zoning-related guidelines.

### Rock Creek West Road Map

The Rock Creek West Road Map study examines where and how to build affordable housing within the Rock Creek West Area. It identified several near term opportunities to increase the supply of affordable housing, as well as tools that can be used to realize those opportunities. The Chevy Chase Area was identified as one of three areas in the Rock Creek West Planning Area where

efforts should be made to increase the production of housing and affordable housings, supported by vibrant public spaces, retail and other amenities.

The Roadmap identified three approaches to affordable housing production: Financial Subsidies, Land Use Regulations and Planning for Opportunity Sites. Regarding development on opportunity sites, the Roadmap provides guidance to include mixed income housing, especially for low-income households and to support the District’s housing goals. Opportunity Sites would include ones where the District can leverage the land value of District-owned land to produce new affordable housing, job opportunities, and community amenities.

In Rock Creek West area of the Comp Plan FLUM, land use changes on Wisconsin and Connecticut Avenues NW increase opportunities for residential development, and are an important step towards Rock Creek West providing a more equitable share of the District’s growth, and specifically providing for more dedicated affordable and moderate-income housing.

Considering the above, the proposed map amendment would not be inconsistent with these Comprehensive Plan goals and recommendations.

The complete record in the case can be viewed online at the Office of Zoning’s Interactive Zoning Information System (IZIS), at <https://app.dcoz.dc.gov/CaseReport/CaseSearch.aspx>.

### **PROPOSED TEXT AMENDMENT**

The proposed amendments to the text of the Zoning Regulations are as follows: Proposed changes to current Zoning Regulations are highlighted, additional text is shown in **bold underline**, and deletions from existing text are shown in **~~bold strikethrough~~**.

## **I. Proposed Amendments to Subtitle H, NEIGHBORHOOD MIXED-USE (NMU) ZONES**

### **CHAPTER 1 INTRODUCTION TO NEIGHBORHOOD MIXED-USE (NMU) ZONES**

#### **100 GENERAL PROVISIONS**

- 100.1 Subtitle H is to be read and applied in addition to the regulations included in:
- (a) Subtitle A, Authority and Applicability;
  - (b) Subtitle B, Definitions, Rules of Measurement, and Use Categories;
  - (c) Subtitle C, General Rules; and
  - (d) Subtitle G, Mixed-Use (MU) Zones.
- 100.2 Geographically modified zones are indicated by letters following the base zone name, such as NMU-7B/GA or NMU-8B/H-H.
- 100.3 For those geographically modified zones, the zone boundaries are described in Subtitle W, Specific Zone Boundaries, and identified on the official Zoning Map.

**101 PURPOSE AND INTENT**

101.1 The Neighborhood Mixed-Use (NMU) zones are designed to provide for stable mixed-use areas permitting a range of commercial and multiple dwelling unit residential development in defined neighborhood commercial areas.

101.2 In addition to the purpose statements of each MU zone stated in Subtitle G and the individual chapters of this subtitle, the purposes of the NMU zones are to:

- (a) Provide for a varied mix of residential, employment, retail, service, and other related uses in the area;
- (b) Encourage safe and efficient conditions for pedestrian and motor vehicle movement;
- (c) Preserve and enhance neighborhood shopping areas, by providing the scale of development and range of uses that are appropriate for neighborhood shopping and services;
- (d) Encourage a general compatibility in scale between new and older buildings;
- (e) Encourage retention and establishment of a variety of retail, entertainment, and personal service establishments, predominantly in a continuous pattern at ground level, to meet the needs of the surrounding area's residents, workers, and visitors;
- (f) Encourage a scale of development, a mixture of building uses, and other attributes, such as safe and efficient conditions for pedestrian and vehicular movement;
- (g) Identify designated roadways within NMU zones with limitations on driveways and curb cuts; and
- (h) Identify designated use areas within NMU zones within which use restriction shall apply to the ground floor.

**CHAPTER 2 GENERAL DEVELOPMENT STANDARDS FOR NEIGHBORHOOD MIXED-USE (NMU) ZONES**

**200 DEVELOPMENT STANDARDS**

200.1 The development standards of the MU zones of Subtitle G shall apply to the relevant NMU zones except as changed by a geographically modified zone.

200.2 In the NMU, the development standards for lodging uses shall be those for non-residential uses except for FAR.

- 200.3 In the NMU zones, no driveway providing access from any designated roadway to required parking spaces or loading berths shall be permitted.
- 200.4 The Inclusionary Zoning (IZ) requirements and the available IZ modifications and bonus density shall apply to all NMU zones, except for Square 907 in the NMU-7B/ES zone, as specified in Subtitle C, Chapter 10, Inclusionary Zoning, and in the zone-specific development standards of this subtitle; provided that new penthouse habitable space, as described in Subtitle C § 1507.2, in Square 907 in the NMU-7B/ES zone shall be subject to the IZ requirements.
- 200.5 A building or structure in existence with a valid Certificate of Occupancy prior to January 1, 2022, may convert existing gross floor area to the “Residential” use category of Subtitle B § 200.2 as a matter of right even if the building or structure or portion thereof to be converted does not comply with the following development standards of this subtitle for residential use:
- (a) Courts;
  - (b) Floor Area Ratio (FAR);
  - (c) Green Area Ratio (GAR);
  - (d) Height;
  - (e) Lot Occupancy; or
  - (f) Yards.
- 200.6 Notwithstanding Subtitle H § 200.5, the requirements for ground floor designated uses of Subtitle H § 6001 shall apply.

**201 PLANNED UNIT DEVELOPMENT**

- 201.1 In the NMU zones, the matter-of-right building height, floor area ratio, and penthouse and rooftop structure height shall serve as the guidelines for a planned unit development.

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**A new Chapter 10, CHEVY CHASE NEIGHBORHOOD MIXED-USE ZONES – NMU-4/CC1 and NMU-4/CC2, is proposed to be added to Subtitle H, NEIGHBORHOOD MIXED-USE (NMU) ZONES, to read as follows:**

**CHAPTER 10 CHEVY CHASE NEIGHBORHOOD MIXED-USE ZONES – NMU-4/CC1 and NMU-4/CC2**



**1000**            **PURPOSE AND INTENT**

**1000.1**            **The purposes of the NMU-4/CC1 and NMU-4/CC2 zones shall be those of the MU-4 zone as set forth in Subtitle G § 101, those of the Neighborhood Mixed-Use zones, as set forth in Subtitle H § 101, and the following:**

- (a)    **Implement the policies and goals of the Chevy Chase Small Area Plan as approved by the Council of the District of Columbia, effective July 12, 2022 (PR-0564);**
- (b)    **Permit mixed-use development at a moderate density;**
- (c)    **Permit reimaging of the Chevy Chase Community Center and Library site, including mixed-income housing and community gathering space.**
- (d)    **Establish design guidelines that encourage sustainable, well designed new development that is compatible with the surrounding built environment and contributes to the main street character;**
- (e)    **Establish Connecticut Avenue, NW between Western Avenue, NW and Livingston Street, NW as an attractive, active, pedestrian-oriented commercial corridor with a convenient mix of neighborhood-serving shops and services;**
- (f)    **Allow and encourage residential development to help meet the need for housing, by accommodating a greater range of resident diversity to advance the District’s housing equity goals, and by mapping both the NMU-4/CC1 and NMU-4/CC2 zones as subject to IZ Plus; and**

**1000.2**            **The NMU-4/CC1 zone is intended to permit mixed-use development at a moderate density.**

**1000.3**            **The NMU-4/CC2 zone is intended to permit mixed-use development and institutional uses at a moderate density.**

**1001**            **DEVELOPMENT STANDARDS**

**1001.1**            **The MU-4 zone development standards in Subtitle G, Chapter 2 shall apply to the NMU-4/CC1 and NMU-4/CC2 zones except as specifically modified by this chapter. In the event of a conflict between the provisions of this chapter and other regulations of this title, the provisions of this chapter shall control.**

**1002**            **DESIGNATED USE AREA**

**1002.1**            **In the NMU-4/CC1 and NMU-4/CC2 zones, the designated use area shall include any lot that fronts onto Connecticut Avenue, NW. Within this area, designated uses shall be provided pursuant to Subtitle H § 6001.**

**1003**            **DESIGNATED ROADWAY**

**1003.1**            **In the NMU-4/CC1 and NMU-4/CC2 zones, the designated roadway shall be Connecticut Avenue, NW.**

**1004**            **DENSITY**

**1004.1**        **In the NMU-4/CC2 zone, the maximum permitted floor area ratio (FAR) shall be as set forth in the following table:**

**TABLE H § 1004.1: MAXIMUM PERMITTED FLOOR AREA RATIO**

<u>Zone</u>	<u>Maximum Total FAR</u>	<u>Maximum Non-Residential FAR</u>
<u>NMU-4/CC2</u>	<u>3.0</u> <u>3.6 (IZ)</u>	<u>1.5</u>

**1004.2**        **In the NMU-4/CC1 zone, new construction that preserves an existing façade constructed before 1958 is permitted an increase of 0.5 FAR to the maximum permitted density.**

**1005**            **HEIGHT**

**1005.1**        **In the NMU-4/CC1 and NMU-4/CC2 zones, the maximum permitted building height, not including a penthouse or rooftop structure, shall be as set forth in the following table:**

**TABLE H § 1005.1: MAXIMUM HEIGHT**

<u>Zones</u>	<u>Maximum Height, Not Including Penthouse or Rooftop Structure (ft.)</u>
<u>NMU-4/CC2</u>	<u>65</u> <u>65 (IZ)</u>

**1005.2**        **Buildings along the designated street should have a minimum height of twenty-five feet (25 ft.).**

**1006**            **REAR YARD**

**1006.1**        **The requirements of Subtitle G § 207.8 shall not apply to the NMU-4/CC2 zone.**

**1006.2**        **In the NMU-4/CC2, the depth of the required rear yard shall be measured as the mean horizontal distance between the rear line of a building and the rear lot line abutting an alley or an R or RF zone.**

**1007**            **SIDE YARD**

**1007.1**        **In the NMU-4/CC1 and NMU-4/CC2 zones, no side yard is required for a building or structure other than a detached or semi-detached single household dwelling; however, if a side yard is provided it shall be at least two inches (2 in.) wide for each one foot (1 ft.) of height of building but no less than six feet (6 ft.).**

**1007.2** **Notwithstanding Subtitle H § 1007.1, where an NMU-4/CC1 or NMU-4/CC2 zone is not separated by an alley from an R or RF zoned property, a side yard shall be provided of least fifteen feet (15 ft.).**

**1008** **LOT OCCUPANCY**

**1008.1** **In the NMU-4/CC2 zone, the maximum permitted lot occupancy for both residential use and all other uses shall be as set forth in the following table:**

**TABLE G § 1008.1: MAXIMUM PERMITTED LOT OCCUPANCY**

<u>Zone</u>	<u>Maximum Percentage of Lot Occupancy Residential Use (%)</u>	<u>Maximum Percentage of Lot Occupancy All Other Uses (%)</u>
<u>NMU-4/CC2</u>	<u>60</u> <u>60 (IZ)</u>	<u>60</u>

**1009** **DESIGN REQUIREMENTS CHEVY CHASE NEIGHBORHOOD NMU-4/CC1 MIXED-USE ZONE**

**1009.1** **In the NMU-4/CC1 zone, the following design requirements shall apply to a new building or addition on any lot fronting onto Connecticut Avenue, NW, Livingston Street, NW, McKinley Street, NW, or Northampton Street, NW:**

- (a) **No part of the building, including the penthouse or rooftop structure, shall project above a plane drawn at a forty-five degree (45°) angle from a line located twenty-five feet (25 ft.) directly above a rear property line that abuts an alley, or zone boundary line with an R or RF zone.**
- (b) **A set back of not less than three feet (3 ft.) shall be provided from the building façade along Connecticut Avenue, NW for:**
  - (1) **Any portion of a building or structure above the third story; or**
  - (2) **Any portion of a building or structure above a retained building façade pursuant to Subtitle H § 1004.2. ;**
- (c) **Buildings shall be designed and built so that not less than seventy-five percent (75%) of the street wall at the street level shall be constructed to the property line abutting the street right-of-way, not including permitted projections into public space;**
- (d) **Buildings shall be designed so as not to preclude an entrance every forty feet (40 ft.) on average for the linear frontage of the building;**
- (e) **Not less than fifty percent (50%) of the surface area of the street wall at the ground level of each building shall be devoted to display windows having clear or clear/low emissivity glass and to entrances to commercial uses or to the building;**

- (f) Security grilles shall have no less than seventy percent (70%) transparency;
- (g) Not more than fifty percent (50%) of the front façade of each building above the ground level, or for a building which is retaining an existing façade, above the façade to be retained, may be devoted to windows or glazing of any type;
- (h) The ground floor level of each new building or building addition shall have a minimum clear floor-to-ceiling height of fourteen feet (14 ft.);
- (i) A building which provides a ground floor level clear floor-to-ceiling height of eighteen feet (18 ft.) or more shall be permitted an additional five feet (5 ft.) of building height over that permitted in the zone;
- (j) Each space devoted to a designated use with frontage on Connecticut Avenue, NW shall have an individual public entrance directly at grade with the public sidewalk along Connecticut Avenue, NW;
- (k) On a corner lot that fronts onto both Connecticut Avenue, NW and a side street, any entrance to residential portions of the building shall be located on the side street;
- (l) Vehicle parking, loading and trash collection shall be accessed from the alley where an alley of exists. Trash and recycling rooms shall be located internal to the building, and located at-grade level of the building; and
- (m) Vehicle parking spaces shall be located below or at grade. If at grade, no portion of the parking shall be within 20 feet of the Connecticut Avenue right of way and shall be screened along Connecticut Avenue with designated uses.

1009.2      The requirements of Subtitle H §§ 1009.1(c) through (j) shall not apply to a building preserving a front façade pursuant to Subtitle H § 1004.2.

1010      DESIGN REQUIREMENTS CHEVY CHASE NEIGHBORHOOD NMU-4/CC2 MIXED-USE ZONE

1010.1      In the NMU-4/CC2 zone, the following design requirements shall apply to any building fronting onto Connecticut Avenue, NW:

- (a) No part of the building, including the penthouse or rooftop structure, shall project above a plane drawn at a forty-five degree (45°) angle from a line located twenty-five feet (25 ft.) directly above a rear property line that abuts an alley or zone boundary line with an R or RF zone;
- (a) Vehicle parking, loading and trash collection shall be accessed from the adjacent alley where one exists. Trash and recycling rooms shall be located internal to the building and located at-grade level of the building; and

- (b) **Vehicle parking spaces shall be located below or at grade. If at grade, no portion of the parking shall be within 20 feet of the Connecticut Avenue right of way and shall be screened along Connecticut Avenue with designated uses.**

**CHAPTER 10 THROUGH CHAPTER 12 [RESERVED], Subtitle H, NEIGHBORHOOD MIXED-USE (NMU) ZONES, is proposed to be amended to read as follows:**

**CHAPTERS ~~10~~11 through ~~12~~51 [RESERVED]**

**CHAPTER 52 SPECIAL EXCEPTION RELIEF FROM CERTAIN REQUIRED DEVELOPMENT STANDARDS**

**5200 GENERAL PROVISIONS**

5200.1 Unless specifically provided for in this subtitle, the Board of Zoning Adjustment may not grant special exception relief from the density, height, and penthouse and rooftop structure development standards.

5200.2 The Board of Zoning Adjustment may grant special exception relief from the development standards of this subtitle, pursuant to Subtitle X, Chapter 9 and subject to the following:

- (a) The building or feature for which the relief is sought, at the size, intensity, and location proposed, will substantially advance the stated purposes of the NMU zones, and will not adversely affect neighboring property, nor be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity;
- (b) The architectural design of the project shall enhance the urban design features of the immediate vicinity in which it is located; and, if a historic district or historic landmark is involved, the Office of Planning report to the Board of Zoning Adjustment shall include review by the Historic Preservation Office and a status of the project's review by the Historic Preservation Review Board;
- (c) Exceptional circumstances exist, pertaining to the property itself or to economic or physical conditions in the immediate area, that justify the requested relief;
- (d) Vehicular access and egress are located and designed so as to encourage safe and efficient pedestrian movement, minimize conflict with principal pedestrian ways, to function efficiently, and to create no dangerous or otherwise objectionable traffic conditions;
- (e) Parking and traffic conditions associated with the operation of a proposed use shall not adversely affect adjacent or nearby residences;
- (f) Noise associated with the operation of a proposed use shall not adversely affect adjacent or nearby residences; and

- (g) The Board of Zoning Adjustment may impose requirements pertaining to design, appearance, signs, size, landscaping, and other such requirements as it deems necessary to protect neighboring property and to achieve the purposes of the NMU zone.

5200.3 Requested relief that does not comply with specific conditions or limitations of a special exception authorized by this subtitle shall be processed as a variance pursuant to Subtitle X, Chapter 10.

**Subsection 6000.8 of § 6000, GENERAL USE PERMISSIONS, of CHAPTER 60, USE PERMISSIONS FOR NEIGHBORHOOD MIXED USE (NMU) ZONES, of Subtitle H, NEIGHBORHOOD MIXED USE (NMU) ZONES is proposed to be amended to read as follows:**

**CHAPTER 60 USE PERMISSIONS FOR NEIGHBORHOOD MIXED-USE (NMU) ZONES**

**6000 GENERAL USE PERMISSIONS**

- 6000.1 This chapter contains the use permissions, conditions, and special exceptions for the NMU zones.
- 6000.2 Uses are permitted as a matter of right or as a special exception.
- 6000.3 A condition on a matter-of-right use may limit a use category to one (1) or more specific uses, modify the characteristic(s) of a use, or limit a use to specific zone.
- 6000.4 Uses are permitted as either principal or accessory uses unless specifically permitted as only a principal or accessory use.
- 6000.5 Other accessory uses that are customarily incidental and subordinate to the principal uses permitted in this chapter shall be permitted.
- 6000.6 Designated uses, as described by this chapter, shall be provided pursuant to the requirements of Subtitle H § 6001. All other uses shall be provided pursuant to the requirements of this chapter.
- 6000.7 Antennas in NMU zones shall be controlled by Subtitle C, Chapter 13.
- 6000.8 Use groups for the NMU zones are as follows:

**TABLE H § 6000.8: NMU USE GROUPS**

Use Group A	Use Group B	Use Group C
NMU-3A/MW	NMU-4/TK	NMU-5A/WP
	NMU-4/CP	NMU-7B/ES
	NMU-4/WP	NMU-7B/GA
	NMU-4/GA	NMU-7B/H-H
	NMU-4/H-H	NMU-8B/H-H
	NMU-5A/H-H	NMU-7B/H-A

	NMU-6B/H-H	
	NMU-4/H-A	
	NMU-4/H-R	
	NMU-5A/H-R	
	<u>NMU-4/CC1</u>	
	<u>NMU-4/CC2</u>	

**Subsections 6001.3 and 6001.4 of Section 6001, DESIGNATED AND RESTRICTED USES of CHAPTER 60, USE PERMISSIONS FOR NEIGHBORHOOD MIXED USE (NMU) ZONES, of Subtitle H, NEIGHBORHOOD MIXED USE (NMU) ZONES are proposed to be amended to read as follows:**

**6001 DESIGNATED AND RESTRICTED USES**

6001.1 In the NMU zones, any building that occupies or is constructed on a lot in a designated use area shall provide designated retail and service establishments on the ground level according to the requirements of this chapter and any additional requirements of the particular zone.

6001.2 The NMU zone designated uses, for the purposes of this subtitle, are those permitted in the following use categories subject to any conditions of this section:

- (a) Animal sales, care, and boarding;
- (b) Arts, design, and creation;
- (c) Eating and drinking establishments;
- (d) Entertainment, assembly, and performing arts;
- (e) Financial and general services; and
- (f) Retail.

6001.3 The designated uses shall occupy no less than fifty percent (50%) of the gross floor area of the ground floor level of the building within a designated use area, subject to the following requirements:

- (a) No more than twenty percent (20%) of the ground floor level area shall be financial services, travel agencies, or other ticket offices;
- (b) Except in the NMU-4/CC1, NMU-4/CC2, NMU-4/H-H, NMU-4/H-A, NMU-4/H-R, NMU-5A/H-H, NMU-5A/H-R, NMU-6B/H-H, NMU-7B/H-H, NMU-7B/ES, NMU-7B/H-A, and NMU-8B/H-H zones, eating and drinking establishments, and fast food establishments where permitted, shall be subject to the following limitations:
  - (1) These uses shall occupy no more than twenty-five percent (25%) of the linear street frontage within a particular NMU zone, as measured along the lots in the designated use area in the particular zone; and

- (2) Except for fast food establishments, eating and drinking establishments may occupy the full ground floor requirements of this subsection; provided, that they shall remain subject to the linear street frontage requirement of paragraph (b)(1) of this subsection;
- (c) In the NMU-7B/ES zone, eating and drinking establishments shall occupy no more than fifty percent (50%) of the linear street frontage as measured along the lots that face the designated roadway of which no more than one-half (0.5) of the 50% of the linear street frontage shall be occupied by fast food establishments and prepared food shops;
- (d) In those parts of the affected building or lot other than as delineated in this section, the matter-of-right use provisions of the zone shall apply; and
- (e) For the purposes of this section the designated use areas of the NMU-4/WP and NMU-5A/WP zones shall be treated as a single zone.

6001.4

The following conditions shall apply to the matter-of-right designated uses in a designated use area in the specified NMU zones:

- (a) In the NMU-3A/MW zone, entertainment and performing arts shall not be considered a designated use;
- (b) In the NMU-4/TK, NMU-4/H-H, NMU-5A/H-H, NMU-6B/H-H, NMU-7B/H-H, and NMU-8B/H-H zones, residential uses may also be considered designated uses;
- (c) In the NMU-4/CP zone, no dwelling unit or rooming unit in existence as of October 1, 1987, shall be converted to any nonresidential use or to a transient use such as hotel or inn; provided, that this restriction shall not apply to the ground floor of the building; that is, that floor that is nearest in grade elevation to the sidewalk;
- (d) In the NMU-4/GA and NMU-7B/GA zones, liquor stores and pawn shops shall not be permitted;
- (e) In the NMU-7B/H-H and NMU-8B/H-H zones, catering establishments and bakeries may also be considered designated uses;
- (f) In the NMU-4/H-A and NMU-7B/H-A zones, designated uses shall be limited to uses within the arts, design and creation, and the eating and drinking use categories; ~~and~~
- (g) **In the NMU-4/CC2 zone, designated uses shall also include Local Government and Parks and Recreation uses;**
- ~~(g)~~**(h)** In all NMU zones, animal sales, care, and boarding as a matter-of-right designated use shall be limited to:
  - (1) An establishment used by a licensed veterinarian for the practice of veterinary medicine subject to the following:



- (A) No more than fifty percent (50%) of the gross floor area of the veterinary office may be devoted to the boarding of animals;
  - (B) The veterinary office shall be located and designed to create no objectionable conditions to adjacent properties resulting from animal noise, odor, or waste;
  - (C) The veterinary office shall not abut an existing residential use or a residential zone;
  - (D) External yards or other external facilities for the keeping of animals shall not be permitted; and
  - (E) Pet grooming, the sale of pet supplies, and incidental boarding of animals as necessary for convalescence shall be permitted as accessory uses;
- (2) An animal grooming business provided there are no boarding facilities, and no external yards or other external facilities for the keeping of animals; and
- (3) An animal boarding use located in a basement or cellar space subject to the following:
- (A) The use shall not be located within twenty-five feet (25 ft.) of a lot within an R, RF, or RA zone. The twenty-five feet (25 ft.) shall be measured to include any space on the lot or within the building not used by the animal boarding use and any portion of a street or alley that separates the use from a lot within an R, RF, or RA zone. Shared facilities not under the sole control of the animal boarding use, such as hallways and trash rooms, shall not be considered as part of the animal boarding use;
  - (B) There shall be no residential use on the same floor as the use or on the floor immediately above the animal boarding use;
  - (C) Windows and doors of the space devoted to the animal boarding use shall be kept closed and all doors facing a residential use shall be solid core;
  - (D) No animals shall be permitted in an external yard on the premises;
  - (E) Animal waste shall be placed in a closed-waste-disposal containers and shall be collected by a licensed waste disposal company at least weekly;
  - (F) Odors shall be controlled by means of an air filtration or an equivalently effective odor control system; and

(G) Floor finish materials and wall finish materials measured a minimum of forty-eight inches (48 in.) from the floor shall be impervious and washable; and

(4) Animal sales, including pet shops, shall not be permitted.

6001.5 In a NMU zone, no drive-through or drive-in operation shall be permitted as a principal or accessory use.

**6002 USES IN NMU ZONES**

6002.1 Uses in those parts of a building or lot in a NMU zone that are not within a designated use area shall be permitted by Subtitle H § 6003 and the remainder of this chapter.

6002.2 When there is a difference between use permissions and conditions of this section and the designated use provisions and conditions of this chapter, the more restrictive provisions or conditions shall apply.

**6003 MATTER-OF-RIGHT USES (NMU - USE GROUPS A, B, AND C)**

6003.1 The following uses in this section shall be permitted as a matter of right:

- (a) NMU zone designated uses;
- (b) Agriculture, large;
- (c) Arts, design, and creation;
- (d) Chancery;
- (e) Community solar facility, subject to the following conditions:
  - (1) Roof-mounted solar array of any size; or
  - (2) Ground-mounted solar array, subject to the following requirements:
    - (A) Measures no greater than twenty feet (20 ft.) in height;
    - (B) Has an aggregate panel face area of one-and-one half (1.5) acres or less;
    - (C) Meets the yard and height development standards of the zone; and
    - (D) Where the panels are sited no less than forty feet (40 ft.), including any intervening street or alley, from an adjacent property in the R, RF, or RA-1 zone;
- (f) Daytime care;
- (g) Education, private;
- (h) Education, public;
- (i) Government, local;
- (j) Institutional, general and religious;

- (k) Medical care;
- (l) Office, including chancery;
- (m) Parking;
- (n) Parks and recreation;
- (o) Residential;
- (p) Retail;
- (q) Services, financial;
- (r) Short-Term Rental as an accessory use to a principal residential use; and
- (s) Transportation infrastructure.

**6004 MATTER-OF-RIGHT USES (NMU – USE GROUP A)**

...

**6005 SPECIAL EXCEPTION USES (NMU – USE GROUP A)**

...

**6006 MATTER-OF-RIGHT USES (NMU - USE GROUP B)**

6006.1 The following uses in this section shall be permitted as a matter of right subject to any applicable conditions:

- (a) Uses permitted as a matter of right in any R, RF, or RA zone;
- (b) Any uses permitted in Subtitle H § 6003;
- (c) Animal sales, care, and boarding uses, subject to the conditions of Subtitle H § 6001.4(g);
- (d) Eating and drinking establishment uses, except for:
  - (1) A prepared food shop shall be permitted as a matter of right with seating for no more than twenty-four (24) patrons; and
  - (2) A fast food establishment and a food delivery business shall not be permitted as a matter of right;
- (e) Emergency shelter use for no more than four (4) persons, not including resident supervisors or staff and their families;
- (f) Education uses in the MU-5A/H-H, MU-6B/H-H, and MU-5A/H-R zones only;
- (g) Firearms retail sales establishments, except that no portion of the establishment shall be located within three hundred feet (300 ft.) of:
  - (1) Any R, RF, RA, MU-1, or MU-2 zones; or

- (2) A place of worship, public or private school, public library, or playground;
- (h) Lodging uses, except that they shall not be permitted in the MU-4/CP and MU-4/WP zones;
- (i) Motor vehicle uses shall be limited to the following and subject to the corresponding conditions:
  - (1) An automobile rental agency;
  - (2) A car wash with stacking spaces for a minimum of fifteen (15) cars;
  - (3) A gasoline service station with a valid certificate of occupancy that has not been replaced by another use with a valid certificate of occupancy; and
  - (4) Gasoline service station as an accessory use to a parking garage or public storage garage; provided:
    - (A) All portions of the gasoline service station shall be located entirely within the garage;
    - (B) No part of the accessory use shall be visible from a sidewalk; and
    - (C) Signs or displays indicating the existence of the accessory use shall not be visible from the outside of the garage;
- (j) Service (general) uses subject to the following limitations and corresponding conditions:
  - (1) A self-service or full-service laundry, or dry-cleaning establishment shall not exceed two thousand five hundred square feet (2,500 sq. ft.) of gross floor area and no dry-cleaning chemicals shall be used or stored on site; and
  - (2) Any establishment that has as a principal use the administration of massage shall not be permitted as a matter of right; and
- (k) Utility (basic) uses limited to optical transmission nodes.

**6007**

**SPECIAL EXCEPTION USES (NMU - USE GROUP B)**

6007.1

In areas other than designated use areas, the uses in this section shall be permitted if approved by the Board of Zoning Adjustment as a special exception pursuant to Subtitle X, Chapter 9, and subject to the conditions applicable to each use as follows:

- (a) Animal care and boarding uses not meeting the conditions of Subtitle H § 6001.4(g) for these uses, subject to the conditions of Subtitle H §§ 6005.1(a) and (b) for these uses;
- (b) [RESERVED];

- (c) Community solar facility not meeting the requirements of Subtitle H § 6003.1(e), subject to the following:
  - (1) Provision of a landscaped area at least five feet (5 ft.) wide facing public space, residential use, or parks and recreation use, regardless of zone, that:
    - (A) Maintains as many existing native trees as possible;
    - (B) Includes a diverse mix of native trees, shrubs, and plants, and avoids planting a monoculture;
    - (C) Ensures all trees measure a minimum of six feet (6 ft.) in height at the time of planting; and
  - (2) The Application, including the landscape plan, shall be referred to the District Department of Energy and Environment for review and report;
- (d) Emergency shelter uses for up to twenty-five (25) persons, not including resident supervisors or staff and their families, subject to the conditions in Subtitle H § 6005.1(e);
- (e) Eating and drinking establishment uses as follows:
  - (1) Prepared food shop with seating for more than twenty-four (24) patrons; and
  - (2) Fast food establishments or food delivery businesses shall be permitted, subject to the following conditions:
    - (A) The uses shall not be permitted in the MU-4/WP zone;
    - (B) No part of the lot on which the use is located shall be within twenty-five feet (25 ft.) of any R, RA, or RF zone unless separated therefrom by a street or alley;
    - (C) If any lot line of the lot abuts an alley containing a zone boundary line for a residential zone, a continuous brick wall at least six feet (6 ft.) high and twelve inches (12 in.) thick shall be constructed and maintained on the lot along the length of that lot line. The brick wall shall not be required in the case of a building that extends for the full width of its lot;
    - (D) Any refuse dumpsters shall be housed in a three- (3) sided brick enclosure equal in height to the dumpster or six feet (6 ft.) high, whichever is greater. The entrance to the enclosure shall include an opaque gate. The entrance shall not face an R, RA, or RF zone;
    - (E) The use shall not include a drive-through;

- (F) There shall be no customer entrance in the side or rear of a building that faces a street or alley containing a zone boundary line for a residential zone; and
- (G) The use shall be designed and operated so as not to become objectionable to neighboring properties because of noise, sounds, odors, lights, hours of operation, or other conditions;
- (f) Education, college/university uses subject to Subtitle X § 102, in all the other zones in NMU Use Group B that are not allowed as a matter of right;
- (g) Motor vehicle-related uses are not permitted except for the following uses subject to the corresponding conditions:
  - (1) The uses shall not be permitted in the NMU-4/H-A and NMU-4/H-R zones; and
  - (2) A gasoline service station or repair garage not including body or fender work, subject to the following conditions:
    - (A) The use shall not be located within twenty-five feet (25 ft.) of any R, RF, or RA zone;
    - (B) The operation of the use shall not create dangerous or other objectionable traffic conditions; and
    - (C) Parking spaces may be arranged so that all spaces are not accessible at all times. All parking spaces shall be designed to allow parking and removal of any vehicles without moving any other vehicle onto public space;
- (h) Motorcycle sales and repair uses subject to the following conditions:
  - (1) The use and all its accessory facilities shall be located within a building; and
  - (2) No portion of a building used for motorcycle sales and repair shall be located within fifty feet (50 ft.) of any R, RF, RA, MU-1, and MU-2 zones;
- (i) Parking as accessory parking spaces elsewhere than on the same lot or part of the lot on which any principal use subject to the following conditions:
  - (1) The total number of parking spaces provided for the principal use shall not exceed the minimum number of spaces required for the principal use;
  - (2) It shall be considered economically impracticable or unsafe to locate the parking spaces within the principal building or on the same lot on which the building or use is permitted because of the following:
    - (A) Strip zoning or shallow zoning depth;
    - (B) Restricted size of lot caused by adverse adjoining ownership or substantial improvements adjoining or on the lot;

- (C) Unusual topography, grades, shape, size, or dimensions of the lot;
  - (D) The lack of an alley or the lack of appropriate ingress or egress through existing or proposed alleys or streets; or
  - (E) Traffic hazards caused by unusual street grades or other conditions; and
- (3) The parking spaces shall be located, and all facilities in relation to the parking spaces shall be designed, so that they are not likely to become objectionable to adjoining or nearby property because of noise, traffic, or other objectionable conditions.
- (j) Service (general) uses subject to the following limitations and corresponding conditions:
- (1) A self-service or full-service laundry or dry-cleaning establishment that exceeds two thousand five hundred square feet (2,500 sq. ft.) of gross floor area; and
  - (2) An establishment that has as a principal use the administration of massage;
- (k) Utility (basic) uses, other than an optical transmission node, but not including an EEF use, provided the Board of Zoning Adjustment concludes the use will not, as a consequence of its design, operation, low employee presence, or proximity to other electronic equipment facilities, inhibit future revitalization of the neighborhood, reduce the potential for vibrant streetscapes, deplete street life, or inhibit pedestrian or vehicular movement;
- (l) Youth Rehabilitation Home, Adult Rehabilitation Home provided that the use shall house no more than twenty (20) persons, not including resident supervisors or staff and their families.

...

**6010 PROHIBITED USES IN NMU ZONES**

6010.1 Any use not permitted as a matter of right or as a special exception in this chapter shall be deemed to be prohibited.

...

**II. Proposed Amendments to Subtitle W, SPECIFIC ZONE BOUNDARIES**

**A new Section 124, CHEVY CHASE MIXED USE ZONES, to be added to Chapter 1, BOUNDARIES, of Subtitle W, SPECIFIC ZONE BOUNDARIES, to read as follows:**

**CHAPTER 1 BOUNDARIES**

...

## **124 CHEVY CHASE NEIGHBORHOOD MIXED-USE ZONES**

**124.1 The Chevy Chase Neighborhood Mixed Use Zone NMU-4/CC1 IZ+ shall be mapped in Squares 1859, 1860, 1865, 1867, and 1868 on lots generally along Connecticut Avenue, NW, between Western Avenue, NW and Livingston Street, NW, and identified in the Comp Plan and Chevy Chase Small Area Plan for mixed-use development.**

**124.2 The Chevy Chase Neighborhood Mixed Use Zone NMU-4/CC2 IZ+ shall be mapped in Square 1866 Lot 823 on Connecticut Avenue, NW between Northampton Street, NW and McKinley Street, NW, and identified in the Comp Plan and Chevy Chase Small Area Plan for mixed-use and local public facility development.**

This public hearing will be conducted in accordance with the rulemaking provisions of Subtitle Z, Chapter 5, of the Zoning Regulations as well as the text adopted by the Commission on October 15, 2020, in Z.C. Case No. 20-11, as published in the Notice of Final Rulemaking published in the *D.C. Register* on October 30, 2020.

### **How to participate as a witness – oral presentation**

Interested persons or representatives of organizations may be heard at the virtual public hearing. All individuals, organizations, or associations wishing to testify in this case are **strongly encouraged to sign up to testify at least 24 hours prior to the start of the hearing** on OZ’s website at <https://dcoz.dc.gov/> or by calling Ella Ackerman at (202) 727-0789 in order to ensure the success of the new virtual public hearing procedures.

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 Commission must base its decision on the record before them. The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

- |                  |                |
|------------------|----------------|
| 1. Organizations | 5 minutes each |
| 2. Individuals   | 3 minutes each |

### **How to participate as a witness - written statements**

Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record, provided that **all written comments and/or testimony must be submitted to the record at least 24 hours prior to the start of the hearing, unless approved by the Commission upon request to be introduced at the public hearing.** The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <https://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by e-mail to [zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov). Please include the case number on your submission. If you are unable to



use either of these means of submission, please contact Ella Ackerman at (202) 727-0789 for further assistance.

**"Great weight" to written report of ANC**

Subtitle Z § 505.1 provides that the written report of an affected ANC shall be given great weight if received at any time prior to the date of a Commission meeting to consider final action, including any continuation thereof on the application, and sets forth the information that the report must contain. Pursuant to Subtitle Z § 505.2, an ANC that wishes to participate in the hearing must file a written report at least seven days in advance of the public hearing and provide the name of the person who is authorized by the ANC to represent it at the hearing.

**FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

**ANTHONY J. HOOD, ROBERT E. MILLER, TAMMY STIDHAM, AND JOSEPH S. IMAMURA ----- 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](mailto: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](mailto: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 [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) 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 [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) 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 [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) 这些是免费提供的服务。

**Quý vị có cần trợ giúp gì để tham gia không?** Nếu quý 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](mailto:Zelalem.Hill@dc.gov) trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

**ለመሰተፍ ዕርዳታ ያስፈልግዎታል?** የተለየ እርዳታ ካስፈለገዎት ወይም የቋንቋ እርዳታ አገልግሎቶች (ትርጉም ወይም ማስተርጎም) ካስፈለገዎት እባክዎን ከስብሰባው አምስት ቀናት በፊት ዚ ሂልን በስልክ ቁጥር (202) 727-0312 ወይም በኢሜል [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) ይገናኙ። እነኚህ አገልግሎቶች የሚሰጡት በነጻ ነው።

*This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at [opengovoffice@dc.gov](mailto:opengovoffice@dc.gov).*