D.C. 544.
APRIL 1980

Memorandum ● Government of the District of Columbia

TO: Bertand S. Thomas, Acting Administrator
Office of Documents and
Administrative Issuances

Department,
Agency, Office:

FROM: Madeliene H. Robinson
Director

Date: July 14, 1995

SUBJECT: Publication for the Office of Zoning

Please publish the following in the D.C. Register on Friday, July 21, 1995.

1. Zoning Commission Notice of Filing
(Case No. 95-4)

2. Zoning Commission Order No. 779
(Case No. 95-1 and 95-4)

Received By: Katrina Stetene Date: 7/14/95

ZONING COMMISSION
CASE No. 95-4
EXHIBIT No. 8

ZONING COMMISSION
District of Columbia
CASE NO.95-4
EXHIBIT NO.8

ZONING COMMISSION NOTICE OF FILING
Case No. 95-4
(Map Amendment @ Union Station)

By memorandum dated April 28, 1995, the District of Columbia Office of Planning (OP) petitioned the Zoning Commission for the District of Columbia to amend the Zoning Map of the District of Columbia. The OP memorandum proposes to rezone various properties in the area to the east, west and north of Union Station, formally designated in the Comprehensive Plan as the Northeast No. 1/Eckington Yards Special Treatment Area. The OP proposes rezoning properties in this area from R-4, C-1, C-2-A, C-M-1, C-M-3 and M to R-4, C-1, C-2-A, C-3-C, C-M-1, C-M-2 and SP-1.

The portion of the Northeast No. 1/Eckington Yards Special Treatment area that is affected by the rezoning proposal includes, but is not limited to those squares numbered 747, 747N, 748-753, 772, 772N, 773-774 and 804.

The R-4 District permits matter of right development of residential uses including detached, semi-detached and row, single-family dwellings and flats with a minimum lot area of 1,800 square feet, a minimum lot width of 18 feet, a maximum lot occupancy of 60 percent, and maximum height limit of three stories/40 feet. Conversions of existing buildings to apartments are permitted for
ANC-6C lots with a minimum lot area of 900 square feet per dwelling unit.

The C-1 District permits matter of right low density development including office, retail and all forms of residential uses to a maximum height of 40 feet/three stories, a maximum floor ratio (FAR) of 1.0 and a maximum lot occupancy of 60 percent.

The C-2-A District permits matter of right low density development, including office, retail and all kinds of residential uses, to a maximum floor area ratio (FAR) of 2.5 with nonresidential uses limited to 1.5 FAR, a maximum height of 50 feet, and a maximum lot occupancy of sixty percent for residential uses.

The C-3-C District permits matter of right major business and employment centers of medium/high density development, including office, retail, housing, and mixed uses to a maximum height of 90 feet, a maximum floor area

ratio (FAR) of 6.5 for residential and other permitted uses, and a maximum lot occupancy of 100 percent.

The C-M-1 District permits development of low bulk commercial and light manufacturing uses to a maximum floor area ratio (FAR) of 3.0, and a maximum height of three stories/40 feet, with new residential uses prohibited.

The SP-1 District permits matter of right medium density development including all kinds of residential uses, with limited offices for nonprofit organizations, trade associations and professionals permitted as special exceptions requiring approval of the BZA to a maximum height of 65 feet, a maximum floor area ratio (FAR) of 4.0 for residential and 2.5 for other permitted uses, and a maximum lot occupancy of 80 percent for residential uses.

For additional information about this matter, please call the Office of Zoning on (202) 727-6311.

ZONING COMMISSION ORDER NO. 779
Case Nos. 95-1 and 95-4
May 23, 1995

On May 23, 1995, at its regular monthly meeting, the Zoning Commission for the District authorized public hearings for the following:

Case No. 95-1

(Map Amendment @ 1412 Massachusetts Avenue, N.W.)

On March 6, 1995, the Zoning Commission for the District of Columbia received an application from the National Association of Homebuilders (NAHB) requesting approval of an amendment of the District of Columbia Zoning Map from SP-2 to C-4. The subject property is Lot 17 in Square 213 and is known as 1412 Massachusetts Avenue, N.W. The triangular-shaped property is bounded by Massachusetts Avenue, N.W. to the north, M Street to the south, Thomas Circle to the east, and 15th Street to the west.

ANC-2F

The property contains approximately 34,312 square feet of land area. NAHB proposes to construct an addition to its existing headquarters building located on the subject property. Construction of the addition would permit NAHB to expand its facilities to accommodate its future growth needs within the District of Columbia. The current NAHB building has served as the national headquarters since 1973.

Case No. 95-4

(Map Amendment @ Union Station Area)

By memorandum dated April 28, 1995, the District of Columbia Office of Planning (OP) petitioned the Zoning Commission for the District of Columbia to amend the Zoning Map of the District of Columbia. The OP memorandum proposes to rezone various properties in the area to the east, west and north of Union Station,

ANC-6A

formally designated in the Comprehensive Plan as the Northeast No.1/Eckington Yards Special Treatment Area. The OP proposes rezoning properties in this area,

from R-4, C-1, C-2-A, C-M-1, C-M-3 and M to R-4, C-1, C-2-A, C-3-C, C-M-1, C-M-2 and SP-1.

The portion of the Northeast No. 1/Eckington Yards Special Treatment area that is affected by the rezoning proposal includes, but is not limited to those squares numbered 747, 747N, 748-753, 772, 772N, 773-774 and 804.

It is therefore hereby **ORDERED** that Z.C. Case Nos. 95-1 and 95-4 be authorized for public hearing. Formal "Notices of Public Hearing" are forthcoming.