

Government of the District of Columbia
ZONING COMMISSION



April 12, 1996

Reginald W. Griffith, Director
National Capital Planning Commission
801 Pennsylvania Avenue, N.W., Third Floor
Washington, D.C. 20576

RE: Z.C. Case No. 95-4 (Map Amendment @ Union
Station)

Dear Mr. Griffith:

At the public meeting held on February 12, 1996, the Zoning Commission for the District of Columbia took proposed action to amend the D.C. Zoning Map, as follows:

(SEE THE ENCLOSED NOTICE OF PROPOSED RULEMAKING)

The proposed amendments are referred to the National Capital Planning Commission (NCPC) for review and comment pursuant to the District of Columbia Self-Government and Governmental Reorganization Act, Section 5-417, D.C. Code (1988 Repl. Vol.).

To assist in your review of these proposed actions, I am enclosing the Office of Planning reports dated September 18, 1995, and January 4, 1996, and notices of public hearing related to this proposal. The Zoning Commission plans to consider final action on these cases at its meeting on June 10, 1996.

If you have any questions about this matter, please call the Office of Zoning on (202) 727-6311.

Sincerely,

Madeliene H. Dobbins
MADELIENE H. DOBBINS

Director
Office of Zoning

CC: Ronald Wilson
Enclosures

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ZONING COMMISSION

CASE No. 95-4
District of Columbia
CASE NO. 95-4
EXHIBIT No. 111
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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PROPOSED RULEMAKING
Case No. 95-4
(Map Amendment - Union Station Rezoning)

The Zoning Commission for the District of Columbia, pursuant to the authority set forth in the Zoning Act (D.C. Code Sec. 5-413 et Seq.), and having held a public hearing, hereby gives notice of its intent to amend the Zoning Map of the District of Columbia. The proposed amendments will 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 Commission took proposed action to approve these amendments on February 12, 1996.

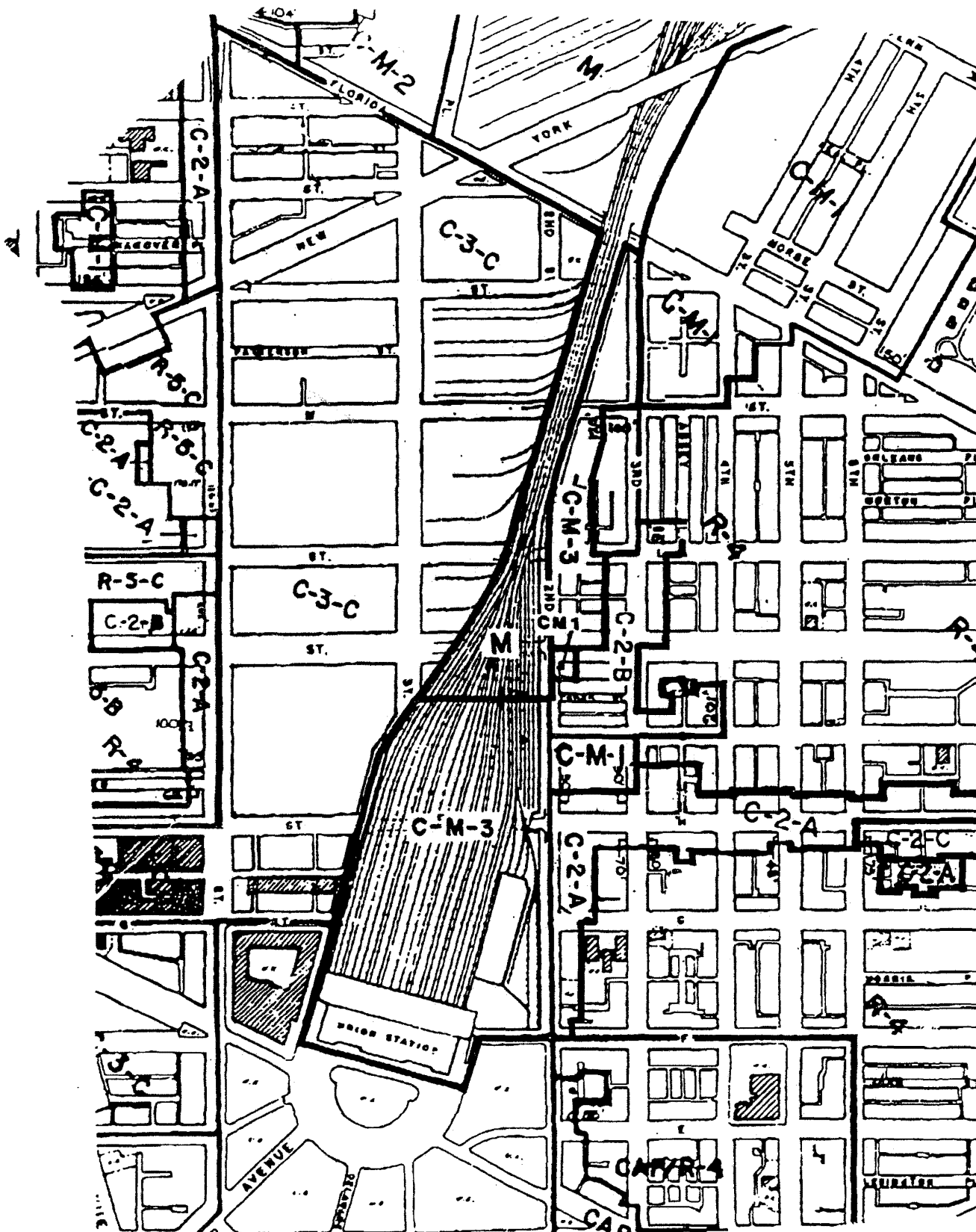
Final action to approve these proposed amendments to the Zoning Map will be taken in not less than thirty (30) days from the date of publication of this notice. The specific proposed amendments to the Zoning Map are as follows:

1. Rezone to C-3-C those lots now zoned C-M-3, M and C-2-A in the following squares: Squares 668 through 676; Squares 709 through 713; and Square 715.
2. Rezone from M to C-M-3:
Square 747
Square 748 - Lots 8 through 10, 19, 20, 23 through 34, 42 through 46, 810, 811, 818, 821, 822 and a portion of Lot 812
Square 749 - those lots located to the west of the north-south alley closest to 3rd Street, N.E.
3. Rezone from M to C-M-1:
Square 748 - Lots 10, 71, 72, 74, 75, 78, 800, 804 through 809, 819, 820 and a portion of Lot 812.
4. Rezone from C-M-1 to C-2-B:
Square 749 - those lots located to the east of the north-south alley located closest to 3rd Street, N.E.
Square 750 - all lots except Lots 808 through 810, and Lot 128
Square 773 - Lots 4, 87 and 88
Square 774 - those lots located west of the north-south alley closest to 3rd Street, N.E.

- Square 775 - Lots 1, 3, 4, 16, 29, 33 through 36, 38, 44 through 49, 802, 804, 805, 812, 818 through 820, 822, 826 and 827.
5. Rezone from R-4 to C-2-B:
Square 775 - Lots 22, 23 and 32.
 6. Rezone from C-M-1 to C-2-A:
Square 776 - Lots 25 through 27, 29 through 31, 53, and 814 through 817.
 7. Rezone from C-1 to C-2-A:
Square 752 - (those lots now zoned C-1) Lots 32, 39 through 44, 801, 804 through 806, 811, 813, 814, 856 and 857.
 8. Rezone from R-4 to C-2-A:
Square 753 - Lots 89, 92 through 95, 800 through 802 and the western portion of Lot 827.
 9. Rezone from C-M-1 to R-4:
Square 804 - Lots 11 through 15
Square 773 - all lots west of Abbey Place, N.E., except Lots 4, 87 and 88
Square 775 - Lots 13 through 16, 29, 33 through 38, and 44 through 47
Square 776 - Lots 21 through 24, and 41 through 50.
 10. Rezone from C-2-A to R-4:
Square 777 - Lots 827 through 829, 832 through 838, 841 through 843, 864, 865, 870, 873, 875 and 879.

The map on page three of this rulemaking shows the proposed zoning for the area.

Written comments may be submitted to the Zoning Commission through the Director, Office of Zoning at 441 4th Street, N.W., Suite 210, Washington, D.C. 20001. Comments must be in writing and must be received in the Office of Zoning by the close of business (4:45 p.m.) on _____. Comments that are received after that time will not be considered. Copies of the proposed rules are available at the Office of Zoning. You may call the Office of Zoning on (202) 727-6311.



PROPOSED ZONING