

Government of the District of Columbia
ZONING COMMISSION



AUG 28 1997

MEMORANDUM

TO: James Randall, Chief
Land Use Section/CDD
Office of Corporation Counsel

FROM: Madeliene H. Dobbins
Director

SUBJECT: Notice of Final Rulemaking

The following notice of proposed rulemaking is forwarded to your office for review of its legal sufficiency:

Notice of Final Rulemaking - Z.C. Case No. 95-4
(Map Amendments-Union Station Area Rezoning)

The Office of Zoning will retrieve this document after the Rulemaking Transmittal form has been signed. Please call us on 202-727-6311.

Your cooperation in this matter is appreciated.

Attachments

randall97.mem\bjw

ZONING COMMISSION
CASE No. 95-4
ZONING COMMISSION
District of Columbia
EXHIBIT No. 117
CASE NO. 95-4
EXHIBIT NO. 117

RULEMAKING TRANSMITTAL FORM

TYPE OF RULEMAKING ACTION: EMERGENCY RULES
 X FINAL RULES PROPOSED RULES COMBINED

AGENCY: ZONING COMMISSION/OFFICE OF ZONING

DATE AND TIME RECEIVED

OFFICE OF DOCUMENTS USE ONLY

AGENCY REPRESENTATIVE: Madeliene H. Dobbins

ADDRESS: 441 4th Street, N.W., Suite 210

TELEPHONE: 202-727-6311

TITLE AND DESCRIPTION OF RULES: Z.C. Case No. 95-4
(Map Amendments -Union Station Area Rezoning)

If this rulemaking action will amend or repeal existing rules, give a complete citation to the rules being amended or repealed: D.C. Municipal Regulations Title 11, Zoning

FINAL RULES ONLY: Give the D.C. REGISTER citation and date of publication of the Notice of Proposed Rulemaking for these rules: 43 DCR 2441 Date: May 10, 1996

COMPLETE CITATION to the statute, regulation, or other legal authority which specifically authorizes the issuance of the substance of these rules: D.C. Code 5-413 et seq.

LEGAL CERTIFICATION: I certify that I have reviewed the attached rulemaking and, in my opinion, the substance of the text of the rules is legally sufficient.

DATE: SIGNED: PHONE:

☒ FINAL ☐ CONDITIONAL NAME: James Randall TITLE: Chief, Land Use Sect

PROMULGATOR: Name and title of the person legally authorized to adopt and promulgate these rules (or the name of the board or other body authorized to adopt rules by vote):

NAME: Zoning Commission for the District of Columbia TITLE:

COMPLETE CITATION to the statute, regulation, order, or other legal authority that specifically authorizes this person or agency to adopt and promulgate these rules:
D.C. Code 5-413 et seq.

SIGNATURE OF THE PERSON AUTHORIZED TO ADOPT RULES OR ATTEST TO THE ADOPTION OF RULES

DATE OF APPROVAL Aug. 4, 1997
OR VOTE: Feb. 12, 1996

APPROVAL
OR ATTEST:

Madeliene H. Dobbins
MADELIENE H. DOBBINS

TITLE: Director

PHONE: 202-727-6311

Office of Documents use only:

THIS NOTICE PUBLISHED AT: VOL DCR DATE:

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA NOTICE OF FINAL RULEMAKING

Z.C. CASE NO. 95-4 (MAP AMENDMENTS - UNION STATION AREA REZONING)

The Zoning Commission for the District of Columbia, pursuant to its authority under the Zoning Act (D.C. Code, Sections 5-413 et. Seq.), and having held a public hearing as required pursuant to D.C. Code Section 5-415, hereby gives notice of the adoption of amendments to the District of Columbia Zoning Map. These amendments were enacted by the Zoning Commission pursuant to its authority under the Zoning Act [Act of June 20, 1938, 52 Stat. 797, as amended, D.C. Code Section 5-413 (1981)].

The purposes of the amendments are to ensure that zoning in the Union Station area is not inconsistent with the Comprehensive Plan and is appropriate for that area of the city.

The notice of public hearing containing the proposed amendments was published in the D.C. Register at 42 DCR 4415 (August 18, 1995). The public hearing sessions were held September 25, 1995 and November 9, 1995. The public hearing record was left open until December 29, 1995 to receive additional public comments.

At its public meeting on February 12, 1996, the Zoning Commission took proposed action to adopt the amendments. Following the Commission's action, a notice of proposed rulemaking was published in the D.C. Register at 43 DCR 2441 (May 10, 1996) for a 30-day public notice and comment period. The comment period ended on June 10, 1996. The Zoning Commission did not receive any comments as a result of the publication of its proposed rules.

The specific amendments that were adopted by the Zoning Commission in Order No. 821 as final action 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

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, NE.

3. Rezone from M to C-M-1:

Square 748 - Lots 11, 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, NE

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, NE

Square 775 - Lots 1, 3, 4, 48, 49, 802, 804, 805, 812, 818 through 820, 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, NE, except Lots 4, 87 and 88

Square 775 - Lots 13 through 16, 29, 33 through 38, 44 through 47 and 801

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.