

Memorandum

Government of the District of Columbia

TO: Bertrand S. Thomas, Acting Administrator, Department,
Office of Documents and Administrative Issuances Agency, Office: Office of Zoning

FROM: Madeliene H. Robinson
Director

Date: AUG 11 1995

SUBJECT: Publication for the Office of Zoning

Please publish the following in the D.C. Register on
FRIDAY, AUGUST 18, 1995:

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

RECEIVED BY:

C Peray

DATE:

8/11/95

ZONING COMMISSION
CASE No. 95-4
ZONING COMMISSION
District of Columbia
EXHIBIT No. 11
CASE NO. 95-4
EXHIBIT NO. 11

DISTRICT OF COLUMBIA ZONING COMMISSION
NOTICE OF PUBLIC HEARING

TIME AND PLACE: Monday, September 25, 1995 @ 7:00 P.M.
 Office of Zoning Hearing Room
 441 Fourth Street, N.W., Suite 220
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 95-4 (Map Amendment @ Union Station, Office of Planning,
Petitioner)

THIS CASE IS IN ADVISORY NEIGHBORHOOD COMMISSION 6C

By memoranda dated April 28, 1995 and July 24, 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 memoranda propose 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-2-B, C-3-C, C-M-1, C-M-2, C-M-3 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 668-676, 709, 710, 712, 713, 747N, 747-753, 773-777 and 804.

The proposed rezoning is as follows:

Rezone to C-M-3 those lots now zoned M in Squares 747N, 747
748 and 749;

Rezone to C-M-2 or C-M-1 (in the alternative) those lots
now zoned M in Square 748;

Rezone to R-4 those lots now zoned C-M-1 in Squares 773,
804 and 776;

Rezone to R-4 those lots now zoned C-2-A in Square 777;

Rezone to SP-1 those lots now zoned C-2-A and C-M-1 in
Square 751 (Children's Museum);

Rezone to SP-1 or C-2-B (in the alternative) those lots
now zoned C-M-1 in Squares 750, 775, 749, 773 and 774;

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Rezone to C-2-A or C-1 those lots now zoned C-1 or R-4 in Squares 752 and 753;

✓ Rezone to SP-1 or C-2-B (in the alternative) lots 22, 23 and 32 now zoned R-4 in Square 775;

Rezone to C-2-A those lots now zoned C-M-1 in Square 776;

Rezone to C-3-C those lots now zoned M in Squares 710 and 712;

Rezone to C-3-C those lots now zoned C-M-3 in Squares 671, 672, 673, 674, 713, 675 and 676;

Rezone to C-3-C those lots now zoned C-2-A in Squares 672, 673 and 674;

✓ Rezone to C-M-3 those lots now zoned C-2-A in squares 668, 669 and 670;

Rezone to C-M-3 those lots now zoned M in Square 709

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 a maximum height limit of three stories/40 feet. Conversions of existing buildings to apartments are permitted for 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 area 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 60 percent for residential uses.

The C-2-B Districts permits matter of right medium density development, including office, retail, housing, and mixed uses to a maximum height of 65 feet, a maximum floor area ratio (FAR) of 3.5 for residential and 1.5 for other permitted uses, and a maximum lot occupancy of 80 percent for residential uses.

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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 C-M-2 District permits medium bulk commercial and light manufacturing uses, to a maximum floor area ratio (FAR) of 4.0 and a maximum height limit of 60 feet, with new residential uses prohibited.

The C-M-3 District permits high bulk commercial and light manufacturing, to a maximum floor area ratio (FAR) of 6.0 and a maximum height of 90 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 association and professionals permitted as a special exception requiring approval of the Board of Zoning Adjustment (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.

The Zoning Commission will also receive testimony and written submissions about, and will consider adoption of other alternative proposals that are reasonably related to the scope of the amendments that are set forth herein.

Proposed amendments to the text of the Zoning Regulations and the Zoning Map of the District of Columbia, are authorized pursuant to the Zoning Act of June 20, 1938, (52 Stat. 797), as amended, and Section 5-413 et seq., D.C. Code, (1981 Ed).

The public hearing on this case will be conducted in accordance with the provisions of Section 3021 of the District of Columbia Municipal Regulations, Title 11, Zoning. Pursuant to that section, the Commission will impose time limits on testimony presented to it at the public hearing.

All individuals, organizations, or associations wishing to testify in this case should file their intention to testify in writing with the Director of the Office of Zoning by September 15, 1995. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

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Information should be forwarded to the Director, Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001. Please include the number of the particular case, whether you are a proponent or an opponent, and your daytime telephone number. FOR FURTHER INFORMATION CONTACT THE OFFICE OF ZONING ON (202) 727-6311.

GEORGE M. WHITE OR WILLIAM L. ENSIGN, JOHN G. PARSONS, MAYBELLE TAYLOR BENNETT, JERRILY R. KRESS ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY MADELIENE H. ROBINSON, DIRECTOR.