

Memorandum

Government of the District of Columbia

TO: Gladys Hicks
Acting Zoning Administrator

FROM: Madeliene H. Robinson 
Director

Department,
Agency, Office: OZ

Date: July 14, 1995

SUBJECT: Zoning Regulations/Vesting Rules

On May 23, 1995, at its regular monthly meeting, the Zoning Commission for the District of Columbia authorized a public hearing for Z.C. Case No. 95-4 (Map Amendment @ Union Station Area). This case is a proposal of the Office of Planning (OP) to rezone various properties in the area 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.

Attached is a copy of the related OP report of April 28, 1995 for your use, which describes the properties affected by the proposal.

Because the Zoning Commission authorized a public hearing and pursuant to 11 DCMR 3205.5, the vesting rule of the Zoning Regulations is in effect for those properties included in the rezoning proposal.

If you have any questions about this matter, please call Stefanie Dixon Brown, or me on (202) 727-6311.

Attachment

gh95-4/SDB/SMP

ZONING COMMISSION

CASE No. 95-4

EXHIBIT No. 4 ZONING COMMISSION

District of Columbia
CASE NO. 95-4
EXHIBIT NO. 6

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 lots with a minimum lot area of 900 square feet per dwelling unit.

ANC-6C

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.