

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



October 5, 2017

ANC 8A
2100-D MLK. Jr. Avenue, SE
Washington, DC 20020

Commissioner Holly Muhammad
ANC/SMD 8A01
8A01@ANC.dc.gov

Re: Z.C. Case No. 17-17 (ANC 8A – Map Amendment @ Square 5564, Lot 812)

Dear ANC Chair & SMD Commissioner:

The Office of Zoning has received and reviewed the request for the petition cited above, which requests:

Review and approval of a map amendment from the MU-1 (formerly C-M-1) either the R-3 or RA-2 zone for property located in the southeast quadrant of the District at 1401 22nd Street, S.E., and also known as Square 5564, Lot 812.

The Office of Zoning has determined that your petition is complete, that it meets the basic filing requirements, and that the appropriate filing fee has been paid. This petition has therefore been accepted for processing.

The Office of Planning (OP) will further process this petition prior to it being presented to the Zoning Commission. The initial consideration given to the petition concerns whether the Commission should set the case down for a public hearing. OP will make a recommendation on that issue to the Zoning Commission at one of its monthly meetings. The Zoning Commission generally meets on the second and fourth Mondays of each month (with some exceptions) in the Office of Zoning Hearing Room, Suite 220-S, 441 4th Street, N.W., Washington, D.C. 20001.

Please contact this office to determine the meeting at which the Commission will consider your filing. If you have any questions, please call the Office of Zoning on (202) 727-6311.

Sincerely,

A handwritten signature in blue ink that reads "Sharon S. Schellin".

Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning
Attachment

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 17-17
(ANC 8A – Map Amendment @ Square 5564, Lot 812)
October 5, 2017

THIS CASE IS OF INTEREST TO ANC 4A

On October 2, 2017, the Office of Zoning received an application from Advisory Neighborhood Commission (ANC) 8A (the “Petitioner”) for approval of a map amendment for the above-referenced property.

The property that is the subject of this petition consists of Lot 812 in southeast Washington, D.C. (Ward 8), on property located at 1401 22nd Street, S.E. The property is currently zoned PDR-1. The Petitioner is proposing a map amendment to rezone the property to R-3 or RA-2.

The PDR-1 zone is intended to permit moderate-density commercial and PDR activities employing a large workforce and requiring some heavy machinery under controls that minimize any adverse impacts on adjacent, more restrictive zones.

The R-3 zone is intended to permit attached rowhouses on small lots. The purpose of the R-3 zone is to allow for row dwellings, while including areas within which row dwellings are mingled with detached dwellings, semi-detached dwellings, and groups of three or more row dwellings.

The RA-2 zone provides for areas developed with predominantly moderate-density residential. The purposes of the RA-2 zone are to: permit flexibility of design by permitting all types of urban residential development if they conform to the height, density, and area requirements established for these districts; and to permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive residential zones.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.



FORM 130 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) SETDOWN FORM

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z §§ 400.7 and 400.8 of Title 11 DCMR Zoning Regulations, the ANC Setdown Form shall contain the following information:

IDENTIFICATION OF PETITION OR APPLICATION:

Case No.:				Applicant Name:			
ANC (ex. 1A):			Date Referred to ANC:				
Date Setdown Form Due:							

ANC MEETING INFORMATION

Date of ANC Public Meeting:	D	D	/	M	M	/	Y	Y	Was proper notice given?:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:													
Number of members that constitutes a quorum:					Number of members present at the meeting:								
Does the ANC recommend the application/petition to be set down for public hearing?:										Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Recorded vote on the motion to adopt the report (i.e. 4-1-1):													

MATERIAL SUBSTANCE

Please provide feedback below on whether the above case should be set down for hearing or not (*a separate sheet of paper may be used*):

[illegible]

AUTHORIZATION

Name of the Chairperson or Vice-Chairperson authorized to sign the form:			
Signature of Chairperson/ Vice-Chairperson:		Date:	



BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:		Case Name:	
Address or Square/Lot(s) of Property:			
Relief Requested:			

ANC MEETING INFORMATION

Date of ANC Public Meeting:	D	D	/	M	M	/	Y	Y	Was proper notice given?:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:													
Number of members that constitutes a quorum:					Number of members present at the meeting:								

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

AUTHORIZATION

ANC		Recorded vote on the motion to adopt the report (i.e. 4-1-1):	
Name of the person authorized by the ANC to present the report:			
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			
Signature of Chairperson/ Vice-Chairperson:		Date:	

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.