ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA NOTICE OF PUBLIC HEARING

TIME AND PLACE: Thursday, February 15, 2018, @ 6:30 p.m.

Jerrily R. Kress Memorial Hearing Room

441 4th Street, N.W., Suite 220

Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 17-17 (Advisory Neighborhood Commission 8A – Map Amendment @ Square 5564, Lot 812 from PDR-1 to RA-2)

THIS CASE IS OF INTEREST TO ANC 8A

On September 27, 2017, the Office of Zoning received a petition from Advisory Neighborhood Commission ("ANC") 8A ("Petitioner") requesting approval of a Zoning Map amendment to rezone the property consisting of Lot 812 in Square 5564 ("Property"). On October 12, 2017, the Office of Planning submitted a report ("OP Report") in support of setting the petition down for a public hearing as a rulemaking case, and the Commission voted to set down the petition for a public hearing on October 16, 2017. The Petitioner submitted a letter on November 16, 2017 asking that the case be scheduled as soon as possible.

The Property is vacant land consisting of approximately 20,499 square feet, and is located at the corner of 22nd Street, S.E. and Fairlawn Avenue, S.E. The property is currently zoned PDR-1. The PDR-1 zone is intended to permit moderate-density commercial and production, distribution, and repair activities employing a large workforce and requiring some heavy machinery under controls that minimize any adverse impacts on adjacent, more restrictive zones. The Property is also located in the Neighborhood Conservation Area of the Generalized Policy Map, and the Moderate-Density Residential use category on the Future Land Use Map (FLUM) of the District of Columbia Comprehensive Plan. Though the Moderate-Density Residential uses include row houses, low-rise garden apartment complexes, low-rise apartment buildings, single family homes, and two-to-four unit buildings, the property's PDR-1 zoning does not permit residential uses except for artist live-work and property caretaker residences.

The Petitioner requested a map amendment to rezone the Property from PDR-1 to either R-3 or RA-2 consistent with the zoning of the surrounding residential neighborhood. The R-3 zone is a low-density residential zone and allows for row dwellings, detached dwellings, semi-detached dwellings, and groups of three or more row dwellings. The RA-2 zone is a moderate density, residential apartment zone that provides for detached dwellings, rowhouses, and low-rise apartments. OP recommended the RA-2 zone be set down for public hearing because it is more consistent with the FLUM and is compatible with the existing development pattern in the vicinity of the site. The Commission agreed.

Generally, the RA zones permit urban residential development and compatible institutional and semi-public buildings such as public schools. The RA-2 zone is intended for areas developed with predominately moderate-density residential. As a matter of right, the RA-2 zone permits a maximum building height of 50 feet, a maximum density of 1.8 FAR (2.16 with Inclusionary Zoning), and a maximum permitted lot occupancy of 60%.

The Petitioner also requested that Commission take emergency action, to adopt the map amendment, apparently in the belief that doing so would prevent the potential construction on the Property of a storage facility, which the ANC opposes. However, the OP Report indicated that a building permit authorizing the construction of such a facility on the Property has already been issued. Pursuant to 11-A DCMR §§ 301.4 and 302.11, the right to construct and establish the approved storage facility vested as of permit issuance. The adoption of the map amendment, whether on an emergency or permanent basis, cannot prevent that. Therefore, the Commission declined to take emergency action.

This public hearing will be conducted in accordance with the rulemaking case provisions of the Zoning Commission's Rules of Practice and Procedure, 11-Z DCMR Chapter 5.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

Time limits.

All individuals, organizations, or associations wishing to testify in this case are encouraged to inform the Office of Zoning of their intent to testify prior to the hearing date. This can be done by mail sent to the address stated below, e-mail (donna.hanousek@dc.gov), or by calling (202)727-0789.

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

Organizations
Individuals
minutes each
minutes each

Written statements, in lieu of oral testimony, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at https://app.dcoz.dc.gov/Login.aspx; however, written statements may also be submitted by mail to 441 4th Street, N.W., Suite 200-S, Washington, DC 20001; by e-mail to zcsubmissions@dc.gov; or by fax to (202) 727-6072. Please include the case number on your submission.

FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

ANTHONY J. HOOD, ROBERT E. MILLER, PETER A. SHAPIRO, PETER G. MAY, AND MICHAEL G. TURNBULL ------ ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

Do you need assistance to participate? If you need special accommodations or need language assistance services (translation or interpretation), please contact Zee Hill at (202) 727-0312 or Zelalem.Hill@dc.gov five days in advance of the meeting. These services will be provided free of charge.

¿Necesita ayuda para participar? Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a Zelalem. Hill@dc.gov cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

Avez-vous besoin d'assistance pour pouvoir participer? Si vous avez besoin d'aménagements spéciaux ou d'une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à <u>Zelalem.Hill@dc.gov</u> cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

참여하시는데 도움이 필요하세요? 특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312 로 전화 하시거나 <u>Zelalem.Hill@dc.gov</u> 로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

您需要有人帮助参加活动吗?如果您需要特殊便利设施或语言协助服务(翻译或口译)·请在见面之前提前五天与 Zee Hill 联系·电话号码 (202) 727-0312,电子邮件 Zelalem.Hill@dc.gov 这些是免费提供的服务。

Quí vị có cần trợ giúp gì để tham gia không? Nếu quí vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc Zelalem.Hill@dc.gov trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

ለጮሳተፍ ዕርዳታ ያስፈልማዎታል? የተለየ እርዳታ ካስፈለንዎት ወይም የቋንቋ እርዳታ አንልግሎቶች (ትርጉም ወይም ማስተርንም) ካስፈለንዎት እባክዎን ከስብሰባው አምስት ቀናት በፊት ዚ ሂልን በስልክ ቁጥር (202) 727-0312 ወይም በኤሜል <u>Zelalem.Hill@dc.gov</u> ይንናኙ። እነኝህ አንልግሎቶች የሚሰጡት በነጻ ነው።