





**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF PUBLIC HEARING**

2018/04/22 11:49

**TIME AND PLACE:** **Monday, April 23, 2018, @ 6:30 p.m.**  
**Jerrily R. Kress Memorial Hearing Room**  
**441 4<sup>th</sup> Street, N.W., Suite 220**  
**Washington, D.C. 20001**

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**Z.C. Case No. 17-27 (Spring Flats MD, LLC - Map Amendment @ Square 2902, Lots 804 and 807)**

**THIS CASE IS OF INTEREST TO ANCs 4C and 1A**

On December 15, 2017, the Office of Zoning received a petition from Spring Flats MD, LLC (the "Petitioner") requesting approval of a Zoning Map amendment to rezone property located at 1125 Spring Road, NW (Square 2902, Lots 804 and 807) (the "Property") from the RF-1 District to the RA-2 District. On February 2, 2018, the Office of Planning submitted a report in support of setting down the petition for a public hearing. At its public meeting of February 12, 2018, the Zoning Commission voted to set down the petition for a public hearing. The Petitioner submitted its prehearing statement on February 15, 2018.

The Property consists of approximately 144,400 square feet of land area and is bounded by 10<sup>th</sup> Street to the east, Spring Road to the south, District-owned property to the west, and a 15-foot wide public alley to the north. The eastern-most portion of the Property is a closed portion of 10<sup>th</sup> Street, NW, which will be rebuilt and rededicated as a public street. The Property is presently zoned RF-1 and is designated as a Local Public Facility on the Comprehensive Plan Future Land Use Map, which reflects the prior uses at the Property.

The Petitioner seeks a Zoning Map amendment to rezone the Property from the RF-1 zone to the RA-2 zone. The purposes of the RA zones are to (i) 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 (ii) 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. The maximum density in the RA-2 zone is 1.8 FAR (2.16 as an Inclusionary Zoning development) and the maximum permitted building height is 50 feet with no limit on the number of stories.

The Zoning Commission has determined that 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.