

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PROPOSED RULEMAKING
Z.C. Case No. 18-01
Community Three Development
(Zoning Map Amendment @ Square 361, Lot 827 – 1925 Vermont Avenue, N.W.)

The Zoning Commission for the District of Columbia, (Commission) pursuant to its authority under § 1 of the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797), as amended; D.C. Official Code § 6-641.01 (2012 Rep1.)), hereby gives notice of its intent to rezone Square 361, Lot 827 from the RF-1 zone to the ARTS-2 zone.

The Property that is the subject of this petition consists of approximately 37,927 square feet of land area. The Property is generally bounded by residential properties and a public alley on the north, residential properties and a public alley to the south, a public alley (known as 9½ Street) to the east, and Vermont Avenue to the west. The Property is located in the RF-1 zone and is designated as Mixed-Use Moderate Density Residential/Moderate Density Commercial on the Future Land Use Map (“FLUM”) of the District of Columbia Comprehensive Plan. The petition proposes to rezone the Property to the ARTS-2 zone to make it consistent with the Property’s mixed-use designation on the FLUM. The ARTS-2 zone is intended to permit medium-density, compact mixed-use development, with an emphasis on residential development.

Final rulemaking action shall be taken not less than thirty (30) days from the date of publication of this notice in the *D.C. Register*.

The following rulemaking action is proposed:

The Zoning Map of the District of Columbia is amended to rezone Square 361, Lot 827 from RF-1 to ARTS-2.

All persons desiring to comment on the subject matter of this proposed rulemaking action should file comments in writing no later than thirty (30) days after the date of publication of this notice in the *D.C. Register*. Comments should be filed with Sharon Schellin, Secretary to the Zoning Commission, Office of Zoning, 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, D.C. 20001; by e-mail to zcsubmissions@dc.gov; or by fax to (202) 727-6072. Ms. Schellin may be contacted by telephone at (202) 727-6311 or by email at Sharon.Schellin@dc.gov. Copies of this proposed rulemaking action may be obtained at cost by writing to the above address.