

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

**TIME AND PLACE:**            **Thursday, April 5, 2007, @ 6:30 P.M. (2<sup>nd</sup> Case)**  
   **Office of Zoning Hearing Room**  
   **441 4<sup>th</sup> Street, N.W. Suite 220**  
   **Washington, D.C. 20001**

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

**Case No. 07-03 (Minimum lot dimensions in the R (Residential Districts – Text Amendment))**

**THIS CASE IS OF INTEREST TO ALL ANCs**

The Office of Planning, through a report dated February 2, 2007, requested a text amendment to Chapter 4 of Title 11 of the District of Columbia Municipal Regulations.

The purpose of the amendment is to clarify that the limited exemption provided for in 11 DCMR § 401.1 from compliance with minimum lot area and lot width requirements set forth in § 401.3, does not apply when a building's use is changed to one that requires more lot area or lot width than exists.

The Office of Planning's report served as the pre-hearing submittal for the case.

The Zoning Commission case set the case down for a public hearing at its regularly scheduled public meeting held on February 12, 2007, and authorized the scheduling of this hearing 30 days after the publication of this notice.

The following amendments to Title 11 of the District of Columbia Municipal Regulations (ZONING) are proposed:

(New text is shown in **bold** and deleted text is shown with ~~striketrough~~):

1. Amend subsection 401.1 to read as follows:

401.1 Except as provided in chapters 20 through 25 of this title **and in the second sentence of this subsection**, in the case of a building located, on May 12, 1958, on a lot with a lot area or lot width, or both, less than that prescribed in § 401.3 for the district in which it is located, the building may not be enlarged or replaced by a new building unless it complies with all other provisions of this title. **Notwithstanding the above, the lot area requirements of § 401.3 must be met when the building is being converted to a use that would require more lot area or lot width than is on the building's lot.**

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Proposed amendments to the Zoning Regulations and Map of the District of Columbia are authorized pursuant to the Zoning Act of June 20, 1938, (52 Stat. 797), as amended, D.C. Official Code § 6-641.01 (2001), *et seq.*

The public hearing on this case will be conducted as a rulemaking in accordance with the provisions of Section 3021 of the District of Columbia Municipal Regulations, Title 11, Zoning. Pursuant to that section, the Commission will impose time limits on testimony presented to it at the public hearing.

All individuals, organizations, or associations wishing to testify in this case should file their intention to testify in writing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

Information should be forwarded to Sharon Schellin, Secretary of the Zoning Commission, Office of Zoning, Suite 200, 441 4th Street, N.W., Washington, D.C., 20001. Please include the number of this particular case and your daytime telephone number. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

**CAROL J. MITTEN, ANTHONY J. HOOD, GREGORY N. JEFFRIES, JOHN G. PARSONS, AND MICHAEL G. TURNBULL, ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.**