

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

**TIME AND PLACE:           Monday, July 28, 2008, 6:30 p.m. (2<sup>nd</sup> Case)  
  (Second Case)  
  Office of Zoning Hearing Room  
  441 4<sup>th</sup> Street, N.W., Suite 220-South  
  Washington, D.C. 20001**

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

**Z.C. Case No. 08-18 – (Text Amendments – Use of Former Public School Buildings)**

**THIS CASE IS OF INTEREST TO ALL ANC<sup>s</sup>**

On June 12, 2008, the Office of Zoning received a report that served as a petition from the District of Columbia Office of Planning requesting amendments to the Zoning Regulations to allow buildings formerly used as public schools to be used by District government agencies (subject to limitations), medical and dental clinics, community service uses, and non-profit office uses. In addition, the Office of Planning proposed the repeal of 11 DCMR § 222, which permits, subject to special exception approval, government uses in existing and former public school buildings that are historic landmarks or located in historic districts.

At a properly notice special public meeting held June 16, 2008, the Zoning Commission setdown this case for a public hearing. The Commission also took action to adopt the amendments on an emergency basis.

In order to allow for the completion of the rulemaking process before the emergency rule expires, the Commission also waived certain of its rules to authorize the immediate publication of this notice and an abbreviated thirty-day notice period between the publication date of this notice and the scheduled date of the hearing. In addition, the Commission authorized the immediate publication of a notice of proposed rulemaking. The proposed amendments to the Zoning Regulations are as follows:

1. CHAPTER 1, THE ZONING REGULATIONS, § 199 Definitions, is amended by adding the following definition.

**Community Service Use** - A not for profit use established primarily to benefit and serve the population of the community in which it is located.

2. CHAPTER 2, R-1 RESIDENCE DISTRICT USE REGULATIONS, § 201.1, is amended as follows:

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- A. By adding the following new paragraph.
- (v) The following uses are permitted if located in a building owned by the District of Columbia that formerly served as the location of a public school:
    - (1) District government agency use or uses (including office uses), provided:
      - (a) The principal use of the property shall not be interior or exterior storage, vehicle parking, storage of impounded vehicles, or vehicle maintenance;
      - (b) The use shall not extend outside the building unless accessory and incidental to the principal interior uses; and
      - (c) Any storage shall be fully enclosed;
    - (2) Medical and dental clinics;
    - (3) Community service use or uses; and
    - (4) Office use of a not for profit organization.
- B. By repealing § 222.
3. CHAPTER 21, OFF-STREET PARKING REQUIREMENTS, § 2101, Schedule of Requirements for Parking Spaces, § 2101.1, is amended by adding the following to the chart under the heading entitled “Schools”:

<b><u>Uses in former public school buildings authorized by 11 DMCR § 201.1 (v)</u></b>	
All Districts	Parking requirements will be those that apply in the most restrictive zone district in which the use is otherwise first permitted as a matter of right.

Proposed amendments to the Zoning Regulations of the District of Columbia are authorized pursuant to the Zoning Act of June 20, 1938, (52 Stat. 797); D.C. Official Code § 6-641.01.

The public hearing on this case will be conducted as a rulemaking in accordance with the provisions of § 3021 of the District of Columbia Municipal Regulations, Title 11,

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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 the Secretary of the Zoning Commission, Office of Zoning, Suite 200-South, 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.**

**ANTHONY J. HOOD, CURTIS L. ETHERLY, JR., GREGORY N. JEFFRIES, PETER G. MAY, AND MICHAEL G. TURNBULL, ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON SCHELLIN, SECRETARY TO THE ZONING COMMISSION.**