

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

**TIME AND PLACE:           Monday, September 15, 2008, @ 6:30 P.M.  
Office of Zoning Hearing Room  
441 4<sup>th</sup> Street, N.W. Suite 220-S  
Washington, D.C. 20001**

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

**Case No. 08-22 (Map Amendment to Rezone of Portions of Ward 7 from the R-5-A to R-1-B, R-2, R-3, or R4 Zone Districts)**

**THIS CASE IS OF INTEREST TO ANCs 7A, 7B, 7C, and 7D**

The Office of Planning (“OP”), in a report dated July 3, 2008, petitioned the Zoning Commission for a map amendment to rezone certain squares or portions of squares within Ward 7 (“subject area”) from the R-5-A Zone District to the R-1-B, R-2, R-3, or R-4 Zone Districts. The Zoning Commission set the case down for a public hearing at its regularly scheduled public meeting held on July 14, 2008. The OP report served as the pre-hearing submittal for the case.

The proposed zone map amendment would include specified properties within the following squares and portions of squares:

<b>SQUARES OR PORTIONS OF SQUARES ZONED R-5-A</b>	<b>PROPOSED ZONES</b>
5546, and 5547	<b>R-1-B</b>
5048W, 5087, 5088, 5089, 5090, 5091, 5092, 5093, 5159, 5160, 5178, 5179, 5201, 5202, 5232, 5246, 5252, 5258, 5259, 5264, 5265, 5266, 5267, 5268, 5271, 5272, 5273, 5278, 5397, 5397S, 5410, 5410N, 5463, 5464, 5465, 5466, 5467, 5480, 5481, 5482, 5483, 5484, 5485, 5486, 5498, 5500, and 5501.	<b>R-2</b>
5000, 5138, 5140, 5190, 5199, 5203, 5204, 5409, 5414, 5417, 5418, 5419, 5420, 5421, 5425, 5426, 5427, 5429, 5430, 5431, 5432, 5434, 5440, 5443, 5444, 5445, 5446, 5447, 5448, 5449, 5450, 5451, 5452, 5546, 5547, 5548, 5627, and Parcel 203-0009.	<b>R-3</b>

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5076, 5077, 5078, 5086, 5172, 5173, 5176, 5202, 5552, 5553, 5554, 5555, 5556, 5581, 5582, 5584, 5585, 5586, 5636, 5637, and Parcel 184.	<b>R-4</b>
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A complete description of the properties included in this rezoning case is attached to the end of this notice.

The R-5-A Zone District is a general Residence District designed to permit flexibility of design by permitting all types of urban residential development. In R-5-A Districts, all new residential developments, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment as special exceptions. In the R-5-A district there is no minimum lot area. Floor area ratio is limited to a maximum of 0.9.

The R-1-B Zone District permits one-family detached dwellings with a minimum lot area of 5,000. The current proposal includes only a small number of properties that are currently split zoned R-1-B and R-5-A, so that the entire property would be zoned R-1-B.

The R-2 Zone District permits semi-detached dwellings and one-family detached dwellings. The minimum lot area is 3,000 square feet for semi-detached dwellings, and 4,000 square feet for detached dwellings.

The R-3 Zone District allows row dwellings, semi-detached dwellings, and detached dwellings. The minimum lot area is 2,000 for row dwellings, 3,000 square feet for semi-detached dwellings, and 4,000 square feet for detached dwellings.

The R-4 Zone District also permits row dwellings, semi-detached dwellings, and detached dwellings. The R4 district also allows flats, and permits the conversion of certain buildings to apartment buildings. The minimum lot area is 1,800 for row dwellings, 3,000 square feet for semi-detached dwellings, and 4,000 square feet for detached dwellings. A converted building must have 900 feet of lot area for each unit.

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, *et seq.*

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, and 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.

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Information should be forwarded to Sharon Schellin, the Secretary of the Zoning Commission, Office of Zoning, Suite 200-S, 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, GREGORY N. JEFFRIES, CURTIS L. ETHERLY, JR, MICHAEL G. TURNBULL, AND PETER G. MAY, ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON SCHELLIN, SECRETARY TO THE ZONING COMMISSION.**

**ADDENDUM TO HEARING NOTICE**

<b>ZONE</b>	<b>ANC</b>	<b>SQUARE</b>		<b>LOTS</b>
<b>R1B</b>	<b>7A</b>	5546	<i>part</i>	part of 5, part of 6, part of 800, and part of 806.
<b>R1B</b>	<b>7A</b>	5547	<i>part</i>	part of 833, and part of 852.
<b>R2</b>	<b>7A</b>	5048	W <i>part</i>	802, 804, 812, 814, 816, 818, 820, 822, and 824.
<b>R2</b>	<b>7D</b>	5087	<i>part</i>	58-60, 67, 847, 924, 930, 932, 936-944, 946, 947, and 951.
<b>R2</b>	<b>7D</b>	5088	<i>part</i>	4, 5, 10-15, 20-23, 45-50, 53, 54, 57, 58, 70-72, 78, 79, 84, 87-90, 103-111, 114, 117-120, 123-126, 131-138, 143-146, 148, 149, 806, 807, 810-817, 820, 821, 825-831, 834-836, 838-851, and 853.
<b>R2</b>	<b>7D</b>	5089	<i>all</i>	7-13, 17-19, 22, 25, 26, 34, 35, 38-42, 45, 46, 51, 52, 55-58, 62, 63, 65, 66, 70-75, 802, 803, 805, 807-811, 813, 815-817, and 819-821.
<b>R2</b>	<b>7D</b>	5090	<i>all</i>	2-8, 16-19, 32, 54-57, 70-79, 81, 800, 808-814, 817-821, 823-831, 833-835, 837, and 838.
<b>R2</b>	<b>7D</b>	5091	<i>all</i>	1, 2, 5-8, 19-24, 26-36, 39-44, 49-52, 55-57, 65, 67, 69, 70, 800, 803, 806, 808, 810, 812, 816, 820, 824, 826-835, 837, 839-842, and 2001-2018.
<b>R2</b>	<b>7D</b>	5092	<i>all</i>	1, 9, 22-27, 31, 34-41, 50, 52-59, 61-63, 800-808, 816, 818-822, 824-831, and 2001-2011.
<b>R2</b>	<b>7D</b>	5093	<i>part</i>	15, 21-26, 203, 808, 817, and 2001-2012.
<b>R2</b>	<b>7C</b>	5159	<i>part</i>	part of 802.
<b>R2</b>	<b>7C</b>	5160	<i>part</i>	35, 36, 39, 41, 68-70, 802, and 803.
<b>R2</b>	<b>7C</b>	5178	<i>part</i>	23-28, 48-51, and 800.
<b>R2</b>	<b>7C</b>	5179	<i>part</i>	44-49, 54-63, 72, 73, 78, 82, 83, 88, and 89.
<b>R2</b>	<b>7C</b>	5201	<i>part</i>	23-25, 119-122, 807, and 809.
<b>R2</b>	<b>7C</b>	5202	<i>part</i>	27-29.
<b>R2</b>	<b>7C</b>	5232	<i>part</i>	1-5, and 800-802.
<b>R2</b>	<b>7C</b>	5246	<i>part</i>	3, 4, 7, 79, and 81.
<b>R2</b>	<b>7C</b>	5252	<i>all</i>	31-34, 44, 72-79, 113-116, 140, 141, 146-199, 811-820, and 823-825.
<b>R2</b>	<b>7C</b>	5258	<i>part</i>	24, 25, 28-32, 41-53, 800, and 804.
<b>R2</b>	<b>7C</b>	5259	<i>part</i>	7-9, 14-22, 25, 38, 39, part of 40, part of 41, part of 42, 43, part of 800, part of 808, 809-811, and 814.
<b>R2</b>	<b>7C</b>	5264	<i>part</i>	part of 7, 54, 57, and 59-61.
<b>R2</b>	<b>7C</b>	5265	<i>part</i>	1-3, 47-50, and 53.
<b>R2</b>	<b>7C</b>	5266	<i>part</i>	1-6, 11, 12, 15-17, 20-22, 42-44, 50, 55, 800, 802-804, and 2001-2008.
<b>R2</b>	<b>7C</b>	5267	<i>part</i>	4-10, 20, 35, 36, 39, 42-45, 54-60, 804, 805, 810, and 811.
<b>R2</b>	<b>7C</b>	5268	<i>part</i>	9-13, 22-25, 28, 41, 42, and 809.
<b>R2</b>	<b>7C</b>	5271	<i>all</i>	1-3, 6, 7, 18-33, and 803-805.
<b>R2</b>	<b>7C</b>	5272	<i>part</i>	17, 25, 26, 32-34, 37, 38, 41-45, 52, 53, 55, and 805.
<b>R2</b>	<b>7C</b>	5273	<i>part</i>	15, 16, 36-40, 43, 46, 64, part of 801, and 2001-2009.
<b>R2</b>	<b>7C</b>	5278	<i>part</i>	part of 7, 10, 20, 21, 23, and 24.
<b>R2</b>	<b>7A</b>	5397	S <i>part</i>	814, 816, and 818.
<b>R2</b>	<b>7A</b>	5397	<i>part</i>	803.
<b>R2</b>	<b>7A</b>	5410	N <i>all</i>	4-10.

<b>ZONE</b>	<b>ANC</b>	<b>SQUARE</b>		<b>LOTS</b>
R2	7A	5410	<i>part</i>	19-22, 25-40, 43, and 44.
R2	7A	5463	<i>part</i>	800, 808, and 809.
R2	7A	5464	<i>part</i>	41-44.
R2	7A	5465	<i>part</i>	9-12, 43, and 44.
R2	7A	5466	<i>part</i>	43-46.
R2	7A	5467	<i>part</i>	1-6, and 807.
R2	7A	5480	<i>all</i>	1, 7, 8, 11, 12, 26, 29, 36-48, 800, 802, and 804-809.
R2	7A	5481	<i>part</i>	10, 802, and 804.
R2	7A	5482	<i>part</i>	23-25, 801, and 802.
R2	7A	5483	<i>all</i>	1, 2, 5, 12, 13, 16-18, 20-24, 28-35, 800, and 802-807.
R2	7A	5484	<i>all</i>	1, 2, 8-13, 19, 20, 27-30, 34, 35, 40-43, 46, 800, 801, and 803-807.
R2	7A	5485	<i>all</i>	1, 2, 7, 8, 11-19, 22, 26-37, and 800-804.
R2	7A	5486	<i>part</i>	10, 11, 15-17, 33, 34, and 802.
R2	7B	5498	<i>part</i>	84-88, and 95-97.
R2	7B	5500	<i>part</i>	1, 2, 5, 6, 8, and 800-802.
R2	7A	5501	<i>part</i>	6-15.
R3	7D	5000	S <i>part</i>	60-71.
R3	7D	5138	<i>part</i>	135, 809, 810, and 812-819.
R3	7C	5140	<i>part</i>	76, 77, 88, and 810.
R3	7C	5190	<i>part</i>	5-12, 27-30, 32-35, 37-39, and 806-808.
R3	7C	5199	<i>part</i>	73-79.
R3	7C	5203	<i>part</i>	24, 25, 29-42, 45, 820, 824, 851, 861, 863, 866, and 878-895.
R3	7C	5204	<i>part</i>	part of 18, 19, and 23-36.
R3	7A	5409	<i>part</i>	1-5, and 808.
R3	7A	5414	<i>all</i>	20-40, 801, 803, and 807.
R3	7A	5417	<i>all</i>	53, and 62-97.
R3	7A	5418	<i>part</i>	33-44, 51-57, 62-64, 800, and 803-809.
R3	7A	5419	<i>part</i>	1-4, 11-15, 21-23, 28, and 29.
R3	7A	5420	<i>all</i>	800.
R3	7A	5421	<i>all</i>	1-4, 22-27, 802, 805, and 806.
R3	7A	5425	<i>all</i>	1, and 5-7.
R3	7A	5426	<i>part</i>	8, 9, and 28-31.
R3	7A	5427	<i>part</i>	67-76, and 78-97.
R3	7A	5429	<i>part</i>	20-24, 800, 805, and 806.
R3	7A	5430	<i>all</i>	33-41, 802-807, 809, 810, and 812.
R3	7A	5431	<i>part</i>	13, 53-61, 65-81, 805-808, and 811.
R3	7A	5432	<i>part</i>	57, 65, and 800-809.
R3	7A	5434	<i>part</i>	5-10, 813, and Parcel 203-0009.
R3	7A	5440	<i>part</i>	31, 32, 39-41, 803, 804, 806, and 2001-2006.
R3	7A	5443	<i>all</i>	800.
R3	7A	5444	<i>all</i>	18-21, 58, 59, 61-69, 800-803, 805-811, and 813-817.
R3	7A	5445	<i>all</i>	48, 49, 52-54, 800-811, and 813-817.
R3	7A	5446	<i>all</i>	42-48, 805-808, 810-814, and 2001-2006.

<b>ZONE</b>	<b>ANC</b>	<b>SQUARE</b>		<b>LOTS</b>
<b>R3</b>	<b>7A</b>	5447	<i>all</i>	39-45, 800-803, 805-807, 809-811, 813, and 814.
<b>R3</b>	<b>7A</b>	5448	<i>all</i>	800-802, and 804.
<b>R3</b>	<b>7A</b>	5449	<i>all</i>	20, 21, 800, 803, and 807-812.
<b>R3</b>	<b>7A</b>	5450	<i>part</i>	35, 39, 40, 803, 805, and 807-813.
<b>R3</b>	<b>7A</b>	5451	<i>part</i>	39-43, 801, 803-805, and 807-809.
<b>R3</b>	<b>7A</b>	5452	<i>all</i>	8, 9, 12-14, 17, 26, 27, 29, 30, 800-803, and 805-809.
<b>R3</b>	<b>7A</b>	5546	<i>part</i>	7-9, and 13.
<b>R3</b>	<b>7A</b>	5547	<i>part</i>	800-809, 823, 825, 827, 829, and 831.
<b>R3</b>	<b>7A</b>	5548	<i>part</i>	13, 14, 91, 92, 100, 101, 114, 115, 803, and 810.
<b>R3</b>	<b>7B</b>	5627	<i>part</i>	2, 3, 6, 7, 11-13, 17-21, 38, 41-47, 52-56, 100-111, 800, 809-812, and 2001-2006.
<b>R4</b>	<b>7D</b>	5076	<i>part</i>	52-57, 801, and 803-806.
<b>R4</b>	<b>7D</b>	5077	<i>part</i>	11-17, 20-25, 31-33, 36-41, 44-46, 49-55, 65-71, 76-80, 94-102, 113-117, 121-132, 134, 804-807, and 809.
<b>R4</b>	<b>7D</b>	5078	<i>part</i>	part of 28, 43-45, 49, 50, 53-56, 59-70, 83, 85-89, 813, and 816.
<b>R4</b>	<b>7D</b>	5086	<i>all</i>	2, 3, 800-802, 804-806, 808, 810-812, 814-822, 829-833, 842, 844, and 845.
<b>R4</b>	<b>7C</b>	5172	<i>part</i>	3-10, 49, 55, 73-88, 92-97, 802-808, 811, and Parcels 184-0042, 184-0046, 184-0046, and 184-0049.
<b>R4</b>	<b>7C</b>	5173	<i>part</i>	18, 19, 36, 41-43, 69, 70, 73-75, 86-88, 814, 817, and 820.
<b>R4</b>	<b>7C</b>	5176	<i>part</i>	1, 194-207, part of 208, part of 304, 372-374, 801, 803, 805, 807, 837, 839-844, 852, 853, 862, 863, 867, 869, 871, 872, 874-879, 881, 882, 884-886, 890, 891, 895-900, 902, 904, 907-910, 913-915, 918-920, 923-926, 928, 931-934, 937-989, and 994-1029.
<b>R4</b>	<b>7C</b>	5202	<i>part</i>	8, 9, 53, and part of 803.
<b>R4</b>	<b>7A</b>	5552	<i>part</i>	43-70, 801-803, and 810-816.
<b>R4</b>	<b>7A</b>	5553	<i>part</i>	16, 29-38, 805, and 811.
<b>R4</b>	<b>7A</b>	5554	<i>part</i>	11-14.
<b>R4</b>	<b>7A</b>	5555	<i>part</i>	29-44, 805, 806, and 808.
<b>R4</b>	<b>7A</b>	5556	<i>part</i>	11-13, 43-45, 47-60, 806, 814, 821, and 822.
<b>R4</b>	<b>7A</b>	5581	<i>part</i>	part of 19, 20-23, 26-29, 38, and 805.
<b>R4</b>	<b>7B</b>	5582	<i>part</i>	2-9, and 805.
<b>R4</b>	<b>7B</b>	5584	<i>part</i>	37-41, 68, 72-75, 82-84, 90-93, 97, 105, 112, 113, 117-119, 802, 804, 805, 810-815, 818-823, 825, 826, and 829.
<b>R4</b>	<b>7B</b>	5585	<i>part</i>	34-43, and 809.
<b>R4</b>	<b>7B</b>	5586	<i>part</i>	40, 41, 58, 60-76, 809, and 815.
<b>R4</b>	<b>7B</b>	5636	<i>part</i>	5-8, 43-46, 49-51, 57, 61, 64, 66-68, 70, 77, 800, 801, 804-807, 815, 817, and 2001-2020.
<b>R4</b>	<b>7B</b>	5637	<i>part</i>	63, 64, 77-83, 90-104, 818, 819, 839, 840, 844, 850, and 852.