

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

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

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 08-11 (Petition of Henok Araya – Map Square E-475, Lot 1)

THIS CASE IS OF INTEREST TO ANC 2C

On April 30, 2008, Henok Araya (“Petitioner”) filed a petition with the Zoning Commission requesting a map amendment to rezone Square E-475, Lot 1 from the R-4 to the C-2-A Zone District. The Zoning Commission set the case down for a public hearing at its regularly scheduled public meeting held on July 28, 2008. The Petitioner’s initial filing also acts as his pre-hearing submittal.

The R-4 Zone District permits row dwellings, semi-detached dwellings, and detached dwellings. The R-4 Zone 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.

The C-2-A Zone District is designed to provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core. The C-2-A Zone Districts shall be located in low- and medium-density residential areas with access to main highways or rapid transit stops, and shall include office employment centers, shopping centers, and medium-bulk mixed use centers.

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 200/210-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 S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.