

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

TIME AND PLACE: **Thursday, April 28, 2011 @ 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. 11-01 (Office of Planning - Text amendments related to the location of parking spaces on a lot – 11 DCMR § 2116)

THIS CASE IS OF INTEREST TO ALL ANCs

The Office of Planning (“OP”), in a report dated January 14, 2011, and a supplemental report dated January 24, 2011, petitioned the Zoning Commission for text amendments to 11 DCMR § 2116, which governs the location of parking spaces. The overall intent of the amendments is to disallow parking spaces accessory to commercial uses at the front of a lot, as is now permitted except in SP districts.

At its regular public meeting held January 24, 2011, the Zoning Commission set down this case for a public hearing. The OP reports served as the pre-hearing submittal for the case.

The proposed amendments to the Zoning Regulations, Title 11 DCMR, are as follow (new text to existing provisions is shown in **bold and underlined text**, deleted text is shown in ~~strikethrough~~):

Chapter 21, **OFF-STREET PARKING REQUIREMENTS**, § 2116, LOCATION OF PARKING SPACES, is amended as follows:

1. Amend § 2116.2 as follows:

2116.2 Parking spaces, including car-sharing spaces, shall be located in one (1) of the following ways:

(a) Within a permitted garage or carport, subject to the special provisions of chapter 23 **and § 2116.12**; or

(b) On an open area of the lot ~~as follows~~ **except as provided in § 2116.4**.

(1) ~~Within a rear yard~~

(2) ~~Within a side yard; or~~

(3) ~~Except in an SP District, elsewhere on the lot if accessory to a commercial or industrial use.~~

2. Amend § 2116.4 as follows:

2116.4 ~~Required spaces shall not be located in the area between a building line and lot line abutting a street.~~ **Parking spaces shall not be located in the following areas:**

(a) Between a building restriction line and a lot line abutting a street; or

(b) Except in an Industrial District or a building used solely as a parking attendant shelter, between a lot line abutting a street and the more restrictive of either a building façade or a line extending from and parallel to a building façade.

3. By adding a new § 2116.12 to read as follows:

2116.12 Parking spaces provided within a structure shall be located at least twenty feet (20 ft.) from all lot lines that abut public streets, unless the surface of the parking spaces is at least ten feet (10 ft.) below grade, at all points along the building frontage.

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), 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 11 DCMR § 3021. 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 S. 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, KONRAD W. SCHLATER, GREG M. SELFRIDGE, MICHAEL G. TURNBULL, AND PETER G. MAY -- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JAMISON L. WEINBAUM, DIRECTOR, AND BY SHARON SCHELLIN, SECRETARY TO THE ZONING COMMISSION.