

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

TIME AND PLACE: **Thursday, April 5, 2007, @ 6:30 P.M.**
 Office of Zoning Hearing Room
 441 4th Street, N.W. Suite 220
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 06-47 (Minimum lot area and lot occupancy requirements for Apartment Houses in the R-4 Zone District – Text Amendment)

THIS CASE IS OF INTEREST TO ALL ANCs

The Office of Planning, through a report dated December 1, 2006, requested a text amendment to Chapters 3 and 4 of Title 11 of the District of Columbia Municipal Regulations.

The purpose of the amendment is to clarify that the number of apartment units in existing apartment houses located in the R-4 Zone District may not be increased unless there is 900 square feet of lot area for each unit (whether new or existing). The proposed amendment would also impose a lot occupancy limit for buildings or structures converted to apartment houses in the R-4 Zone District. The requested amendment amends subsections 330.5(c), 401.3, 403.2, and adds a new sub-section 401.11 of the Zoning Regulations.

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 December 11, 2006.

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 ~~strikethrough~~):

1. Amend subsection 330.5 (c) to read as follows:

330.5 The following uses shall be permitted as a matter of right in an R-4 District:

....

- (c) The conversion of a building or other structure existing before May 12, 1958, to an apartment house as limited by §§ ~~350.4 (c)~~ and **401.3 and 403.2**.

2. Amend the table in subsection 401.3 to read as follows:

ZONE DISTRICT AND STRUCTURE	MINIMUM LOT AREA (square feet)	MINIMUM WIDTH OF LOT (feet)
R-4 Conversion of a building or structure to an apartment house	900/apartment or bachelor apartment	None prescribed

3. Amend the table in subsection 403.2 to read as follows:

ZONE DISTRICT AND STRUCTURE	MAXIMUM PERCENTAGE OF LOT OCCUPANCY
R-4 Conversion to multiple dwelling Conversion of a building or structure to an apartment house	None prescribed Greater of 60% or the lot occupancy as of the date of conversion

4. Add a new subsection 401.11 to read as follows:

401.11 An apartment house in an R-4 District, whether converted from a building or structure pursuant to § 330.5 or existing before May 12, 1958, may not be renovated or expanded so as to increase the number of dwelling units unless there is 900 square feet of lot area for each unit, both existing and new.

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.

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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 JEFFRIES, JOHN G. PARSONS, AND MICHAEL TURNBULL, ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON SCHELLIN, SECRETARY TO THE ZONING COMMISSION.