

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Zoning Commission**



**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA**  
**NOTICE OF FINAL RULEMAKING**  
**AND**  
**ZONING COMMISSION ORDER NO. 12-08A**  
**Z.C. Case No. 12-08A**  
**(Text Amendment — 11 DCMR)**  
**Technical Correction to StE District § 3307.1**  
**January 11, 2016**

The Zoning Commission for the District of Columbia (Commission), pursuant to its authority under § 1 of the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797, as amended; D.C. Official Code § 6-641.01 (2012 Repl.)), hereby gives notice of the adoption of amendments to the Zoning Regulations (Title 11 DCMR) to make a technical correction to Chapter 33 (Saint Elizabeths East Campus (StE) District), § 3307.1. Because the action was technical in nature, no public hearing was required, pursuant to the Consent Calendar provisions set forth in 11 DCMR § 3030 and for that same reason no referral to the National Capital Planning Commission was made.

The correction applies to the Saint Elizabeths East Campus (StE) Zone District and concerns the combined lot development process set forth in § 3307, which permits two (2) or more lots to combine for the purposes of achieving the minimum required FAR equivalent of residential uses. The amendment clarifies that:

- (a) The combined lot process is not available to properties located in the StE-2, StE-10, StE-14a, StE-14b, StE-18, or StE-19 subdistricts;
- (b) The participating lots need not be located in the same subdistrict; and
- (c) The lot(s) receiving the residential gross floor area need not be subject to a minimum residential requirement.

A notice of proposed rulemaking was published in the *D.C. Register* on November 27, 2015, at 62 DCR 15382. No comments were received in response.

The Commission took final action to adopt the amendments at a public meeting on January 11, 2016, making no changes to the proposed text. The final rulemaking is effective upon publication of this notice in the *D.C. Register*.

**Title 11 DCMR, ZONING, is amended as follows:**

**Chapter 33, SAINT ELIZABETHS EAST CAMPUS (STE) ZONE DISTRICT, of Title 11 DCMR, ZONING, is amended as follows:**

**§ 3307, COMBINED LOTS, § 3307.1, is amended to read as follows:**

**3307 COMBINED LOTS**

3307.1 Except for lots located in the StE-2, StE-10, StE-14a, StE-14b, StE-18, or StE-19 subdistrict, two (2) or more lots in one (1) or more StE subdistrict(s) may be combined for the purpose of achieving the minimum required FAR equivalent of residential uses, subject to the following:

- (a) The lots may be located in the same StE subdistrict or in different StE subdistricts;
- (b) The lot(s) receiving residential gross floor area need not be located in a StE subdistrict with a residential requirement; and
- (c) The total height and density limits of the subdistricts shall not be exceeded.

On January 11, 2016, upon the motion of Vice Chairperson Cohen, as seconded by Commissioner Turnbull, the Zoning Commission **APPROVED** the application and **ADOPTED** this Order at its public meeting by a vote of **5-0-0** (Anthony J. Hood, Marcie I. Cohen, Robert E. Miller, Peter G. May, and Michael G. Turnbull to approved and adopt).

In accordance with the provisions of 11 DCMR § 3028.9, this Order shall become effective upon publication in the *D.C. Register*; that is on March 18, 2016.

  
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**ANTHONY J. HOOD**  
CHAIRMAN  
ZONING COMMISSION

  
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**SARA A. BARDIN**  
DIRECTOR  
OFFICE OF ZONING

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The full text of this Zoning Commission Order is published in the “Final Rulemaking” section of this edition of the *D.C. Register*.