

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 456
case No. 83-14
(Capitol Interest District)
May 13 , 1985

Pursuant to notice, a public hearing of the District of Columbia Zoning Commission was held on July 16 and 19, 1984. At those hearing sessions the Zoning Commission considered a proposal to amend the Zoning Regulations and Map of the District of Columbia, pursuant to Section 9101 of the Zoning Regulations. The proposal was to create new regulations for and to map the Capitol Interest (CAP) District. The hearing was conducted in accordance with the provisions of Chapter 5 of the Rules of Practice and Procedure before the Zoning Commission.

On May 20, 1982 and on November 8, 1983, Congressional Bills H.R. 6453 and H.R. 4332 were introduced in the United States House of Representatives to approve the "Master Plan for the Future Development of the Capitol Grounds and Related Areas."

On August 15, 1983, at the regular monthly meeting of the Zoning Commission, the Architect of the Capitol petitioned the Commission to consider amendments to the D.C. Zoning Regulations and Map to create and map the Capitol Interest (CAP) District. At that same meeting the Zoning Commission authorized the scheduling of a public hearing to consider such amendments.

The Architect of the Capitol proposed amendments that would limit development in the area around the U.S. Capitol to height, bulk, and density Levels generally permitted in the R-4 District, and to restrict certain uses which would otherwise not be appropriate,

The CAP District is proposed to be an overlay district in conjunction with existing ZONE districts. The existing zone districts include property that is currently zoned R-4, R-5-B, SP-2, C-2-A, and C-M-1.

The CAP District is proposed to be mapped in the area generally bounded on the east by Sixth Street, N.E., on the north by F Street, on the south by Virginia Avenue

(Southeast/Southwest Freeway) and on the west: by the Capitol precinct. The properties that are affected by the proposal are all of Squares 693, 694, 726, 733-736, 754-760, 762-765, 779-796, 811-823, and 835-847, and lot 885 in Square 725,

The R-4 District permits matter-of-right development of residential uses, including detached, semi-detached and row single-family dwellings, and flats, with a minimum lot area of 1800 square feet, a minimum lot width of eighteen feet, a maximum lot occupancy of sixty percent, and a maximum height of three stories/forty feet. Conversions of existing buildings to apartments are permitted for lots with a minimum lot area of 900 square feet per dwelling unit.

The R-5-E District permits matter-of-right medium density development of general residential uses including single-family dwellings, flats, and apartments to a maximum lot occupancy of sixty percent, a maximum floor area ratio (FAR) of 1.8 and a maximum height of sixty feet.

The SP-2 District permits matter-of-right medium/high density development including all kinds of residential uses, with limited offices for non-profit organizations, trade associations and professionals permitted as a special exception requiring approval of the Board of Zoning Adjustment (BZA), to a maximum height of ninety feet, a maximum FAR of 6.0 of which no more than 3.5 FAR may be devoted to other than residential uses, and a maximum lot occupancy of eighty percent for residential uses.

The C-2-A District permits matter-of-right medium density development including office, retail, and all kinds of residential uses to a maximum FAR of 2.5 with non-residential uses limited to 1.5 FAR, a maximum height of fifty feet, and a maximum lot occupancy of sixty percent for residential uses..

The C-M-1 District permits matter-of-right heavy commercial and light industrial development along with retail and office uses with a maximum FAR of 3.0, and a maximum height of three stories/forty feet., New residential uses are prohibited..

The Capitol Hill area focuses on the Capitol precinct, which is defined as the area around the Capitol Building under the jurisdiction of the Architect of the Capitol. It generally extends from the Union Station on the north to the S.E./S.W. Freeway on the south and east to the Capitol Hill Historic District beginning at Second Street East. The Capitol precinct contains the U.S. Capitol Building and Capitol Square, the Senate Office complex, the area south of Union station, the House of Representatives office complex, the Supreme Court Building, the Library of Congress complex, surface and underground parking and the Capitol Power Plant.

Because it is federally owned and used for public purposes, the Capitol. precinct is unzoned.

The adjacent Category II Capitol Hill Historic District extends east of the Capitol. precinct between F Street, N.E., on the north, the S.E. /S.W. Freeway on the south and variously 11th to 14th Streets on the east, It includes the Capitol Hill community and portions of both the Stanton Park community to the north and the Lincoln Park community to the southeast. Primarily zoned R-4, it is a stable residential area consisting largely of homogeneous rows of townhouses and scattered apartments, but includes some commercial strips and numerous schools, parks and churches. While some buildings date back to the early 1800's, most of the buildings were constructed between 1870 and 1910. The D.C. Historic Preservation Review Board has review authority over buildings within the Capitol Hill Historic District, including their alteration, demolition, subdivision or new construction.

The proposed CAP District consists of the westernmost portion of the Capitol Hill Historic District (approximately seventy blocks) extending from F Street on the north to the S.E. /S.W. Freeway on the south and from the Capitol precinct on the west (generally 2nd Street East) to 6th Street East on the east in a four block wide band. South of the Capitol precinct, the proposed CAP District extends west to South Capitol Street, Very much Like the larger Historic District'. The proposed CAP District is a stable residential area consisting largely of homogeneous rows of two and three-story townhouses, scattered apartments and some commercial strips. It contains eleven churches, five large park/open space areas, four public schools, two private schools, a police station, an electric substation, the Folger Library and the Afro-Art Museum. Seven individual structures are landmarks as are Maryland Avenue, Massachusetts Avenue, Pennsylvania Avenue, North Carolina Avenue, South Carolina Avenue, New Jersey Avenue, 5th Street, East Capitol Street, all five park/open space areas and the land along East Capitol Street and around Stanton Square.

The proposed CAP District is generally zoned R-4 (all of forty-two squares and portions of twelve others). In addition, a portion of one square is zoned C-M-1, one square is zoned SP-2, three squares and portions of three others are zoned R-5-B and one square and portions of twelve others are zoned C-2-A in strips along First Street, S.E., 2nd Street, N.E., D Street, N.E., Massachusetts Avenue, N.E., Pennsylvania Avenue, S.E., and along the Stanton Square frontage of the four squares abutting Stanton Square on the north and south,

In the proposed CAP District, there are other existing development controls, in addition to zoning, including reviews by the D.C. Historic Preservation Review Board (throughout the Historic District), reviews by the Commission of Fine Arts for development activity fronting or abutting the Capitol precinct, and the application of specific height limits contained in the 1910 Height Act for locations adjacent to the Supreme Court Building, the Library of Congress Building and Adams Annex, and the three House office buildings,

In 1976, the Architect of the Capitol received authorization from the U.S. Congress to prepare a Master Plan for the Capitol precinct, the first such plan since the McMillen Plan of 1902. That Plan, which evolved in three phases over five years, generally concluded that future development should accommodate the functional requirements of the Congress up to a defined environmental capacity while protecting and enhancing the historic and aesthetic heritage of the Capitol precinct. The Plan notes that this objective is to be balanced with the need to respect the integrity of the predominantly residential adjacent Capitol Hill Historic District. That delicate balance is to be achieved, in large part, by uniting the public (monumental) and private (residential) sectors along a transition zone or edge which generally follows 2nd Street East.

The transition zone is to be accomplished by retaining the existing historic and aesthetic context, and establishing a sense of "limit" to prevent the massive encroachment of either public or private development into this unique area which could have a deleterious effect on the desired ambiance of the Capitol precinct and the residential neighborhood,

The Master Plan for the Capitol precinct recommends that a "Special Public Interest District" be adopted as an overlay zone within the Zoning Regulations to further restrict the list of uses permitted under the existing Zoning Regulations and to provide additional controls on building height and bulk. It noted that the Master Plan is intended as a long term development guide that could accommodate Congressional expansion for the next fifty to seventy-five years.

The Architect of the Capitol requested amendments to the Zoning Regulations and Map because he determined that the existing development controls are not sufficient to assure compatible uses, bulk, and density in the area around the Capitol that will stabilize and enhance this important community and historic area. The Architect believed that the CAP District would provide for the implementation of the Master Plan and for long-term stability and enhancement of the adjacent neighborhood and commercial areas south and east of the Capitol precinct.

The District of Columbia Office of Planning (OP), by memorandum dated July 6, 1984 and by testimony presented at the public hearing, recommended approval of the proposal, subject to the following modifications:

1. Provide for existing gasoline service stations to be a conforming use, subject to Board of Zoning Adjustment (BZA) approval; while prohibiting new stations or additions to existing stations;
2. Provide for existing parking lots to be a conforming use, subject to BZA approval; while prohibiting new lots or additions to existing lots;
3. Provide for the inclusion of automobile accessory sales, excluding installation; and
4. Provide for economic development incentive for Square 693 through the PUD process.

The District of Columbia Department of Consumer and Regulatory Affairs (DCRA), by memoranda dated April 9, 1985, and undated but received by the OP on April 24, 1985, recommended the following:

1. That, to avoid errors, the abbreviation for the Capitol Interest District be distinguishable from the C-1 commercial district; and
2. That the R-4 District be excluded from the maximum permitted FAR Limit of 1.8.

The DCRA indicated that the Capitol Interest District would not affect any review authority specified in D.C. Law 2-144, the "Historic Landmark and Historic District Protection Act of 1978".

The District of Columbia Department of Public Works (DPW), by memoranda dated March 29, and June 26, 1984, recommended that the existing gasoline service stations be permitted to continue operation within the CAP District, and concluded that the CAP District would cause no adverse traffic or parking affects*

Advisory Neighborhood Commission - 6A, which was the only ANC to participate in the proceedings, by report dated July 7, 1984 and by resolution dated July 31, 1984, supported the proposal with the following amendments:

1. Prohibit gasoline service stations, except the two existing ones;
2. Permit existing parking lots in the CAP/R-4 District to

continue to operate under existing special exception procedures;

3. Permit existing structures in the CAP/C-2-A District to rebuild to previous height levels, if destroyed by fire or other natural causes;
4. Eliminate the maximum 3-story height limit and permit a maximum FAR of 2.5, no more than 1.8 of which can be used for commercial uses.
5. Prohibit clubs, lodges, fraternity houses, museums and galleries, and sorority houses in the CAP/R-4 District;
6. Prohibit non-profit organizations from using existing residential buildings in the CAP/R-4 District; and
7. Omit a sentence in sub-section 4801.1 regarding the Listing of permitted uses that would have a limited external impact.

Nine persons testified at the public hearing, and letters from two other persons expressed support and opposition to the proposal with concern for the following issues:

1. Retention of the two existing gasoline service stations;
2. Prohibition of museums, art galleries, and a few other matter-of-right R-4 type uses;
3. Loss of development rights;
4. Permission to allow utility sub-stations, as a special exception;
5. The concept of a CAP overlay District was the wrong procedural approach from a planning perspective;
6. The consideration of the CAP District was premature without approved Congressional action;
7. The CAP District was a duplication of existing controls and is therefore unnecessary;
8. Consideration was not given to provide for ample parking for visitors of the area; and
9. square 693 should be excluded from the proposal.

As to the concerns regarding the two existing gasoline service stations, the Commission believes that it is in the best interest of the city and the residents and merchants in the area to allow the existing gasoline stations to remain

as conforming uses and to allow their reconstruction, if they are destroyed by fire or natural causes.

As to the concerns regarding the prohibition of many matter-of-right non-residential R-4 District uses, the Commission believes that, the various non-residential R-4 District uses should be considered for prohibition in the context of a comprehensive review of the R-1 through R-5 Districts.

As to the concerns regarding the Loss of development rights, the Commission notes that each time the Commission approves a change of zoning, whether for a single property or a large area, someone either loses or gains development rights. The overall achievement of the public interest must control over any individual benefit or detriment. On this matter,, the Commission, attempted to strike a balance when considering the concerns of all of the interests associated with this proposal. There is only one National Capital, and the protection of its integrity must be assured.

As to the concern regarding the propriety of the concept of the overlay approach, the Commission believes that, based on its experience with the D and H/R overlay Districts, the CAP overlay concept is effective, lawful, and an appropriate mechanism to achieve the goals proposed.

As to the concern regarding the prematurity of considering this matter, the Commission is mindful that Congress has not adopted legislation to implement the Master Plan. The Commission, however, believes that it can and is appropriate to consider the pending petition, notwithstanding the status of the matter before Congress. This matter stands on its own merit and is supported by the record before the Commission, notwithstanding any action the Congress might take on the Master Plan.

As to the concerns regarding parking, the Commission believes that, in its decision, it has addressed the concerns by providing the opportunity for existing parking lots to continue to operate in the CAP/residential districts, subject to special exception provisions of the Zoning Regulations.

As to the concerns regarding the exclusion of Square 693, the Commission is not persuaded that it should exclude the square because of its proximity to the Capitol precinct. The Commission, however, notes that development under the PUD provisions of the Zoning Regulations is a development incentive option,

As to the concerns regarding the elimination of the height limit and the change of the FAR limits, the Commission believes that those amendments are contrary to the basic

intent and design of the CAP District, to limit development to the scale of the R-4 District.

As to the concern regarding utility sub-stations, the Commission is mindful of a request by a utility company to locate utility sub-stations in the CAP District. The Commission, however, notes that the CAP District is a relatively small area in comparison to other areas of the city and region where utility sub-stations are permitted. The Commission believes that there would be no major detriment to the utility industry by prohibiting such uses in this relatively small area of the city.

As to the concern which question the necessity of the CAP District, the Commission is persuaded by the position of the Architect of the Capitol that the additional land-use controls are needed. As to the concern regarding the deletion of a portion of sub-section 4801.1, the Commission believes that the retention of the language helps to articulate the intent of the Commission.

As to the concerns regarding non-profit organizations using CAP/R-4 zoned property for offices, to the extent such uses are illegal uses, the Commission believes that this matter should more appropriately be addressed by the Zoning Administrator. To the extent such office uses are proposed as special exceptions before the Board of Zoning Adjustment, all affected persons will have an opportunity for input to the BZA. The advice of the Architect of the Capitol will specifically be solicited.

The proposed amendments to the Zoning Regulations and Map were referred to the National Capital Planning Commission (NCPC), under the terms of the District of Columbia Self Government and Governmental Reorganization Act. The NCPC, by testimony presented at the public hearing and by report dated January 10, 1985, found that the proposed amendments would not adversely affect the Federal Establishment or other Federal interests in the National Capital nor be inconsistent with the Comprehensive Plan for the National Capital,

The Zoning Commission published a notice of proposed rulemaking in the D.C. Register on April 5, 1985 and solicited written comments from interested individuals. The Commission received no comments from interested individuals.

The Commission believes that the proposed amendments to the Zoning Regulations and Map contained herein are in the best interest of the District of Columbia and are consistent with the intent and purpose of the Zoning Regulations and Zoning Act (Act of June 20, 1938, 52 Stat. 797, as amended). The

amendments are not inconsistent with the Goals and Policies element of the Comprehensive Plan. The creation and mapping of the Capitol Interest District would ensure stability to the character of the entire Capitol Hill area. The Commission, in making its decision in this case, has accorded to the ANC that submitted a report the "great weight" to which it is entitled.

In consideration of the reasons set forth herein the Zoning Commission of the District of Columbia hereby orders APPROVAL of the following amendments to the Zoning Regulations and Map, and changes the zoning of all of Squares 693, 694, 726, 733-736, 754-760, '762-765, 779-796, 811-823, and 835-847, and lot 885 in Square 725 from R-4, R-5-B, SP-2, C-2-A, and C-M-1 to CAP/R-4 CAP/R-5-B, CAP/SP-2, CAP/C-2-A, and CAP/C-PI-1.

The text amendments set forth below reference the format and numbering system of the May, 1984, edition of the District of Columbia Municipal Regulations (DCMR) Title 11, The numbers contained in the brackets reference the numbering system of the Provisional Edition of DCMR Title 11, dated August, 1.983. The specific amendments to DCMR Title 11 (the Zoning Regulations) are as follows:

1. Add a new chapter 12 [Article 48] for the Capitol Interest District, as follows::

CHAPTER 12 [Article 48] CAPITOL INTEREST DISTRICT

1200 [4801] PREAMBLE

- 1200.1 [4801.1] The Capitol Interest (CAP) District is established to promote and protect the public health, safety and general welfare of the U.S. Capitol precinct and the area adjacent to this jurisdiction, in a manner consistent with the goals and mandates of the United States Congress as set forth in the Act, Master Plan for Future Development of Capitol Grounds and Related Areas (Public Law 94-59, July 25, 1975; 89 Stat, 288) and in accordance with the plan submitted to the Congress in accordance with the Act.
- 1200.2 The land use controls embodied in the Zoning Regulations for the land adjacent to the U.S. Capitol should reflect the importance of the area to the District of Columbia and the nation.
- 1200.3 The Capitol Interest (CAP) District, controlling land use as well as height and bulk, shall provide sufficient controls for the areas south of the U.S. Capitol and the historic residential district to the east of the U.S. Capitol,

- 1200.4 The Capital Interest (CAP) District shall be intended to provide particular controls adjacent to properties having an obvious and well--recognized general public interest .
- 1200.5 The Capitol Interest (CAP) District shall act to further restrict some of the permitted uses now allowed in the existing districts now applicable in the area to reduce the possibiitiy of harming the site, district or building to be protected.
- 1200.6 The list of permitted uses contained in this chapter shall include only those uses which would have very limited external impacts.
- 1200.7 The Capitol Interest (CAP) District shall provide for more control of the height and bulk allowed in existing districts now applicable in the area.
- 1200.8 [4801.2] The Capitol. Interest (CAP) District shall be mapped in combination with any district mapped at such location and shall not be in lieu of any district mapped at that location,
- 1200.9 All uses, buildings and structures permitted in accordance with the appropriate sections of this title for the district with which the mapped CAP District is combined shall be permitted in those combined districts, except as specifically modified by this chapter,
- 1200.10 All restrictions and prohibitions provided with respect to either of the districts combined pursuant to this chapter shall also apply in the Capitol Interest (CAP) District.
- 1201 [4802] USE REGULATIONS
- 1201.1 [4802.1] Except as provided in chapters 20 through 25 [Chapter 7] of this title, in the Capitol Interest District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended , or designed to be used except for one (1) or more of the uses listed in §§1201.2 through 1201.4 [Sub-sections 4802.2 through 4802.51.
- 1201.2 [4802.2] The following uses shall be permitted as a matter-of-right:
- (a) [4802.21] In the CAP/R-4 District, any use permitted as a matter-of-right in the R-4 District;

- (b) [4802.22] In the CAP/R-5-B District, any use permitted as a matter-of-right in the R-5-B District;
- (c) [4802.23] In the CAP/SP District, any use permitted as a matter-of-right in the SP District, except that an antenna tower for television and radio broadcasting and in conjunction therewith the erection, alteration, or use of buildings for transmission or reception equipment shall not be permitted; and
- (d) [4802.24] In the GAP/C-Z-A and CAP/C-M-1 Districts, any use permitted as a matter-of-right in the C-2-A District, except that the following uses shall not be permitted:
 - (1) [4802.241] Gasoline service station as an accessory use to a parking garage or public storage garage;
 - (2) [4802.242] Parking lot, parking garage or public storage garage;
 - (3) [4802.243] Antenna tower for television and radio broadcasting, and in conjunction therewith the erection, alteration or use of buildings for transmission or reception equipment;
 - (4) [4802.244] Antenna tower in conjunction with radio or television broadcasting studio;
 - (5) [4802.245] Automobile laundry;
 - (6) [4802.246] Automobile rental agency;
 - (7) [4802.247] Installation of automobile accessories;
 - (8) [4802.248] Automobile or truck sales;
 - (9) [4802.249] Boat or other marine sales;
 - (10) [4802.2410] Drive-in restaurant;
 - (11) [4802.2411] Parcel delivery service; and
 - (12) [4802.2412] Electric substation or natural gas regulator station,

1201.3 [4802.3] The following uses shall be permitted if approved by the Board of Zoning Adjustment subject in

accordance with the conditions specified in "3108 [Section 8207] and below in each case:

(a) [4802.31] In the CAP/R-4 and CAP/R-5-B Districts, any use permitted as a special exception in those districts, respectively, except that the following uses shall not be permitted:

(1) [4802.311] Parking lot, provided that a parking lot in existence on the effective date of this section may continue subject to the special exception provisions of the underlying zone;

(2) [4802.312] Telephone exchange;

(3) [4802.313] Public utility pumping station; and

(4) [4802.314] Storage of wares and goods on an alley lot;

(b) [4802.32] En the CAP/SP District, any use permitted as a special exception in the SP District, except that the following uses shall not be permitted:

(1) [4802.321] Parking lot or parking garage;

(2) [4802.322] Telephone exchange; and

(3) [4802.323] Public utility pumping station;

(c) [4802.33] In the CAP/C-2-A District, any use permitted as a special exception in the C-2-R District, except that the following uses shall not be permitted:

(1) [4802.331] Gasoline service station, provided that a gasoline service station existing on the effective date of this section may be remodeled, repaired or replaced subject to the special exception provisions of the underlying zone;

(2) [4802.332] Motorcycle sales and repairs; and

(3) [4802.333] Public utility pumping station.

1201.4 [4802.5] Accessory uses and accessory buildings customarily incidental to the uses otherwise authorized by this section shall be permitted.

1202 SPECIAL EXCEPTIONS

1202.1 [4802.4] In an application for a special exception in any CAP District, the Board of Zoning Adjustment shall consider whether the proposed development complies with the following factors:

- (a) Is compatible with the present and proposed development of the neighborhood;
- (b) Is consistent with the goals and mandates of the United States Congress set forth in the Master Plan for Future Development of the Capitol Grounds and Related Areas (Public Law 94-59, July 25, 1975, 89 Stat, 288, 289); and
- (c) Is in accordance with the plan promulgated under the Act.

1202.2 [4802.42] Upon receipt of the application, the Board shall submit the application to the Director of the Office of Planning for coordination, review, report and impact assessment along with reviews in writing of all relevant District departments and agencies including the Departments of Public Works, Housing and Community Development and , if a historic district or historic landmark is involved, of the State Historic Preservation Officer.

1202.3 [4802.43] Upon receipt of the application, the Board shall submit the application to the Architect of the Capitol for review and report.

1202.4 [4802.44] The Board may require special treatment and impose reasonable conditions as it shall deem necessary to mitigate any adverse impacts identified in the consideration of the application.

1203 [4803] HEIGHT, AREA AND BULK REGULATIONS

1203.1 [4803.1] Except as specified in the following paragraphs of this section and in chapters 20 through 25 [Chapter 7] of this title, the height of buildings or structures in the Capitol Interest District shall not exceed forty feet (40') or three (3) stories in height.

1203.2 [4803.11] The height of buildings or structures as specified in §1203.1 [Sub-section 4803.1] may be exceeded in the following instances:

- (a) [4803.111] A spire, tower, dome, minaret, pinnacle or penthouse over elevator shaft may be erected to

a height in excess of that authorized in §1203.1 [Sub-section 4803.1]; and

- (b) [4803.112] If erected or enlarged as provided in §411 [Section 3308], housing for mechanical equipment or a stairway or elevator penthouse may be erected to a height in excess of that authorized in the District in which located, provided such housing is set back from all lot lines of the lot upon which such structure is located a distance equal to its height above the roof of the top story. In any case, a roof structure shall not exceed ten feet (10') in height above the roof upon which it is located.

1203.3 [4803.2] Except as specified in chapters 20 through 25 [Chapter 7] of this title, the maximum permitted floor area ratio of a building or structure in the Capitol Interest District shall not exceed one and eight-tenths (1.8).

1203.4 [4803.3] All provisions of §411 [Section 3308] shall also apply to roof structures in the Capitol Interest District. The gross floor area of roof structures permitted under this subsection shall not be counted in determining the amount of off-street parking as required elsewhere in this title.

2. Amend §105.1 [Section 2101] of DCMR Title 11 by adding a new §105.1 [Paragraph 2101.191] as follows:

105.1(i) [2101.19] Capitol Interest Overlay District, as follows:

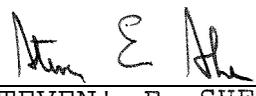
- (1) CAP Low to Medium Density

Vote of the Zoning Commission at its public meeting on December 10, 1984: 3-0 (George M. White, John G. Parsons, and Maybelle T. Bennett, to approve - Lindsley Williams and Patricia N. Mathews, not voting not having participated in the case.

This order was adopted by the Zoning Commission at its public meeting held on May 13, 1985 by a vote of 3-0 (George M. White, John G. Parsons, and Maybelle T. Bennett, to adopt - Patricia N. Mathews and Lindsley Williams, not voting not having participated in the case.

In accordance with the provisions of Section 4.5 of the Rules of Practice and Procedure before the Zoning Commission, these amendments to the Zoning Regulations and Map are effective upon the publication of this order in the D.C. Register, specifically on 31 MAY 1985


MAYBELLE T. BENNETT
Chairperson
Zoning Commission


STEVEN' E. SHER
Executive Director
Zoning Secretariat

zco456/BOOTH5