

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

NOTICE OF EMERGENCY RULEMAKING

ZONING COMMISSION ORDER NO. 930

Z.C. CASE NO. 00-26 MA

(Map Amendment – Square 516, Lots 29, 30 and 62)

October 16, 2000

The Zoning Commission for the District of Columbia, pursuant to the authority set forth in section 1 of the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797; D.C. Code §5-413) and section 6(c) of the District of Columbia Administrative Procedure Act, approved October 21, 1968 (82 Stat. 1206; D.C. Code §1-1506(c)), hereby gives notice of the adoption, on an emergency basis, of an amendment to the Zoning Map of the District of Columbia in furtherance of the Comprehensive Plan of the District of Columbia. The emergency action amends the Zoning Map, to rezone Square 516, Lots 29, 30 and 62 from HR/C-2-C to DD/C-2-C.

This action is being taken on an emergency basis because of the immediate need to act prior to the expiration of a Planned Unit Development (PUD) for the subject properties. Upon expiration of the PUD, the zoning of the property will revert to its pre-existing HR/C-2-C zoning. The surrounding properties were rezoned DD/C-2-C in 1991, when the Downtown Development (DD) District was established. The emergency action will rezone the subject properties to the same zoning as the surrounding properties.

The emergency is also justified on the basis that the proposed rezoning will provide added incentives to spur the development of housing on-site and particularly affordable housing for which D.C.HFA bond financing will be necessary. Additionally, there is a source of funding for the project which may expire before the Commission would be in a position to consider a rezoning application in the normal course.

Advisory Neighborhood Commission 2C submitted a letter in support of the rezoning action. Notwithstanding the clear justification for the emergency adoption of the Zoning Map Amendment, the lack of public notice and opportunity for other interested persons to comment on this Map Amendment is of concern to the Commission. Therefore, the Commission will schedule a public hearing on the Map Amendment and will provide an opportunity for public comment and views of the citizens of the District of Columbia in a formal process required of the Commission by the District Charter and the Administrative Procedures Act. Formal notice of that process will be published in the manner prescribed by these laws.

This emergency rule was adopted on October 16, 2000, at a regular meeting of the Zoning Commission and became effective on that date. This emergency action will

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expire on February 12, 2001, or upon publication of a Notice of Final Rulemaking in the D.C. Register, whichever occurs first.

The Zoning Map of the District of Columbia for Square 516, Lots 29, 30 and 62 is amended as follows: from HR/C-2-C to DD/C-2-C.