ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 26-03
(Michael Williams - Map Amendment @ Square 5203, Lot 851
(934 Eastern Avenue, N.E.))
April 28, 2026

THIS CASE IS OF INTEREST TO ANC 7C.

On March 23, 2026, the Office of Zoning received an application from Michael Williams (the "Applicant") for approval of a map amendment for the above-referenced property. The property that is the subject of this application consists of Square 5203, Lot 851 in northeast Washington, D.C. (Ward 7). The property is currently zoned RA-3. The Applicant is proposing a map amendment to rezone the property to the RA-1 zone.

The purpose of the R-3 zone is to allow for row dwellings, while including areas within which row dwellings are mingled with detached dwellings, semi-detached dwellings, and groups of three or more row dwellings. The R-3 zone is intended to permit attached rowhouses on small lots. The maximum floor area ratio (FAR) is 0.9, or 1.08 with Inclusionary Zoning (IZ). The maximum permitted height is 40 feet and three stories. The maximum lot occupancy is 40%.

The purposes of the R-1A zone are to: protect quiet residential areas now developed with detached dwellings and adjoining vacant areas likely to be developed for those purposes; and stabilize the residential areas and to promote a suitable environment for family life. The R-1A zone is intended to provide areas predominantly developed with detached houses on large lots. The maximum density in the RA-1 zone district is 0.9 FAR (1.08 FAR with Inclusionary Zoning ("IZ")). The maximum permitted height is 40 feet and three stories. The maximum lot occupancy is 40%.

This case was filed electronically through the Interactive Zoning Information System ("IZIS"), which can be accessed through http://dcoz.dc.gov. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.

ZONING COMMISSION
District of Columbia
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EXHIBIT NO. 13