



# Zoning Report for Square: 1562 Lot: 0817

January 22, 2012



## Zoning Layers

- Zone Districts
- Pending PUDs
- CEA
- PUDs
- Campus Plans
- Historic Districts
- Overlays
- TDRs

Latitude: 38.944162, Longitude: -77.088875

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DC Office of Zoning

[www.dcoz.dc.gov](http://www.dcoz.dc.gov)

## Zoning Data Summary\*

|                             |                   |
|-----------------------------|-------------------|
| Square/Suffix/Lot           | 1562 / n/a / 0817 |
| Premises Address            | 4220 45TH ST NW   |
| Zoning District (s)         | R-1-B             |
| Overlay District (s)        |                   |
| Pending Zoning District(s)  |                   |
| Pending Overlay District(s) |                   |
| PUDs                        | None              |
| Pending PUDs                | None              |
| Ward                        | 3                 |
| Council Member              | Mary M. Cheh      |
| ANC                         | 3E                |
| ANC Chairperson             | Matthew Frumin    |
| SMD                         | SMD 3E01          |
| Commissioner                | Beverly Sklover   |

\* For a detailed explanation of zoning related terms, please refer to the DC Zoning Map Glossary available at [http://maps.dcoz.dc.gov/css/Map\\_App\\_User\\_Guide/Glossary.pdf](http://maps.dcoz.dc.gov/css/Map_App_User_Guide/Glossary.pdf).

\*\* To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site.

BOARD OF ZONING ADJUSTMENT  
District of Columbia  
CASE NO. 18353  
EXHIBIT NO. 10

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Board of Zoning Adjustment  
District of Columbia  
CASE NO. 18353  
EXHIBIT NO. 10



## Zoning Details: R-1-B

## Permits matter-of-right development of single-family residential uses for detached dwellings

|                                        | Minimum Lot Width (ft) | Minimum Lot Area (sqft) | Maximum Occupancy (percentage) | Maximum Residential FAR | Maximum FAR Other Use | Maximum FAR Permitted | Maximum Stories | Maximum Height (ft) | Side Yard Setback (ft) | Rear Yard Setback (ft) | Remarks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------|------------------------|-------------------------|--------------------------------|-------------------------|-----------------------|-----------------------|-----------------|---------------------|------------------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| All Other Structures                   | 50                     | 5000                    | 40                             | n/a                     | n/a                   | n/a                   | 3               | 40                  | 8                      | 25                     | <p>Pursuant to § 400.5, a building or other structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building or structure above the natural grade.</p> <p>Pursuant to § 400.9, an institutional building or structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot a distance of not less than one foot for each foot of height in excess of that authorized in the district in which it is located.</p> |
| Church                                 | 50                     | 5000                    | 60                             | n/a                     | n/a                   | n/a                   | 3               | 60                  | 8                      | 25                     | <p>Pursuant to § 400.5, a building or other structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building or structure above the natural grade.</p> <p>Pursuant to § 400.9, an institutional building or structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot a distance of not less than one foot for each foot of height in excess of that authorized in the district in which it is located.</p> |
| Public Recreation and Community Center | 50                     | 5000                    | 20                             | n/a                     | 0.9                   | 0.9                   | 3               | 45                  | 8                      | 25                     | Pursuant to § 402.6 and § 403.3, the maximum permitted FAR may exceed 0.9 up to 1.8 and the maximum lot occupancy may exceed 20% up to 40% with BZA approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Public Schools                         | 120                    | 15000                   | 60                             | n/a                     | 0.9                   | 0.9                   | 3               | 60                  | 8                      | 25                     | Pursuant to § 400.5, a building or other structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building or structure above the natural grade.                                                                                                                                                                                                                                                                                                                                                     |

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### Cases / Orders

Listed below are the Zoning Commission Orders associated with the Square, Parcel or Lot (s) related to this Zoning Report. The Orders are available online at [http://dcoz.dc.gov/search/search\\_orders.asp](http://dcoz.dc.gov/search/search_orders.asp).

| Case Number | Order No(s) | Case Number | Order No(s) |
|-------------|-------------|-------------|-------------|
|             |             |             |             |

### Political Jurisdiction Representatives

|                 |                                                                                                                       |
|-----------------|-----------------------------------------------------------------------------------------------------------------------|
| Ward            | 3                                                                                                                     |
| Council Member  | Mary M. Cheh                                                                                                          |
| Phone Number    |                                                                                                                       |
| E-Mail Address  | mcheh@dccouncil.us                                                                                                    |
| Office Location | 1350 Pennsylvania Ave, Suite 108, NW 20004                                                                            |
| Website         | <a href="http://www.dccouncil.washington.dc.us/marycheh">http://www.dccouncil.washington.dc.us/marycheh</a>           |
| ANC             | 3E                                                                                                                    |
| ANC Chairperson | Matthew Frumin                                                                                                        |
| Phone Number    |                                                                                                                       |
| E-Mail Address  | 3E02@anc.dc.gov                                                                                                       |
| Office Location | 4709 Albermarle St NW                                                                                                 |
| Website         | <a href="http://app.anc.dc.gov/wards.asp?ward=3&amp;office=E">http://app.anc.dc.gov/wards.asp?ward=3&amp;office=E</a> |
| SMD             | 3E01                                                                                                                  |
| Commissioner    | Beverly Sklover                                                                                                       |
| Phone Number    |                                                                                                                       |
| E-Mail Address  | 3E01@anc.dc.gov                                                                                                       |
| Office Location | 4504 Albemarle Street NW                                                                                              |
| Website         | <a href="http://app.anc.dc.gov/wards.asp?ward=3&amp;office=E">http://app.anc.dc.gov/wards.asp?ward=3&amp;office=E</a> |

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