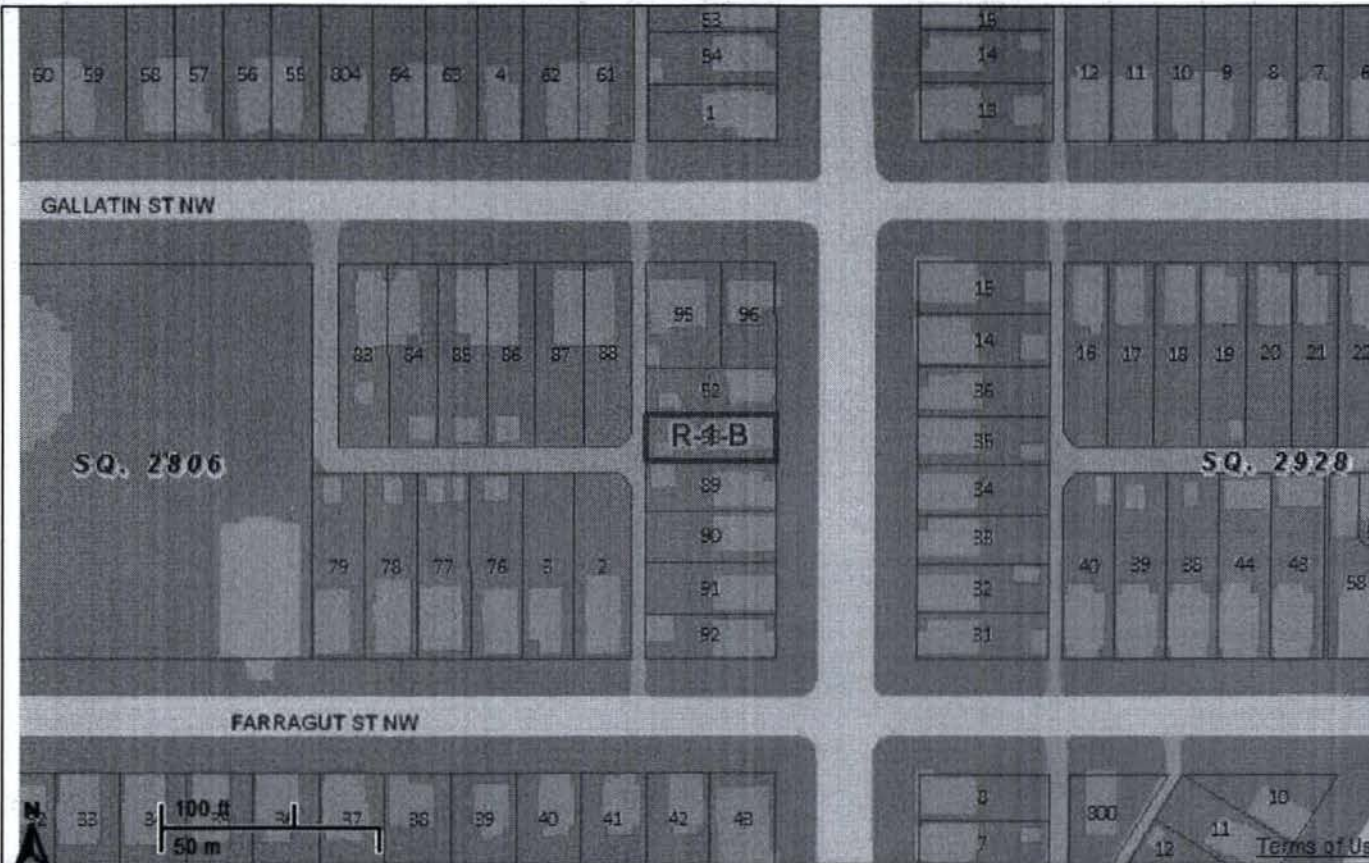




# Zoning Report for Square: 2806 Lot: 0053

September 20, 2012



## Zoning Layers

	Zone Districts		Campus Plans		Active PUDs
	Pending Zones		Baist Index		Pending
	Overlays		Historic Districts		TDRs
			CEA		

Latitude: 38.951382, Longitude: -77.030068

While DCOZ is committed to providing accurate and timely zoning information via the zoning map, DCOZ cannot guarantee the quality, content, accuracy, or completeness of the information, text, graphics, links, and other items contained therein. All data visualizations on the zoning map should be considered approximate. Information provided in the zoning map should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. DCOZ assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. DCOZ retains the right to change any content on its zoning map without prior notice.

DC Office of Zoning

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

## Zoning Data Summary\*

Square/Suffix/Lot	2806 / n/a / 0053
Premises Address	5008 13TH 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	4
Council Member	Muriel Bowser
ANC	4C
ANC Chairperson	Joseph Martin
SMD	SMD 4C02
Commissioner	Janet M. Myers

\* 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. 18482  
EXHIBIT NO. 8

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 18482  
EXHIBIT NO. 8





## 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 Uses	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.



## 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)
17163	17163		

## Political Jurisdiction Representatives

Ward	4
Council Member	Muriel Bowser
Phone Number	
E-Mail Address	<a href="mailto:mbowser@dccouncil.us">mbowser@dccouncil.us</a>
Office Location	undefined
Website	undefined
ANC	4C
ANC Chairperson	Joseph Martin
Phone Number	
E-Mail Address	<a href="mailto:4C09@anc.dc.gov">4C09@anc.dc.gov</a>
Office Location	4230 4th St NW
Website	<a href="http://app.anc.dc.gov/wards.asp?ward=4&amp;office=C">http://app.anc.dc.gov/wards.asp?ward=4&amp;office=C</a>
SMD	4C02
Commissioner	Janet M. Myers
Phone Number	
E-Mail Address	<a href="mailto:4C02@anc.dc.gov">4C02@anc.dc.gov</a>
Office Location	5005 13th Street NW
Website	<a href="http://app.anc.dc.gov/wards.asp?ward=4&amp;office=C">http://app.anc.dc.gov/wards.asp?ward=4&amp;office=C</a>