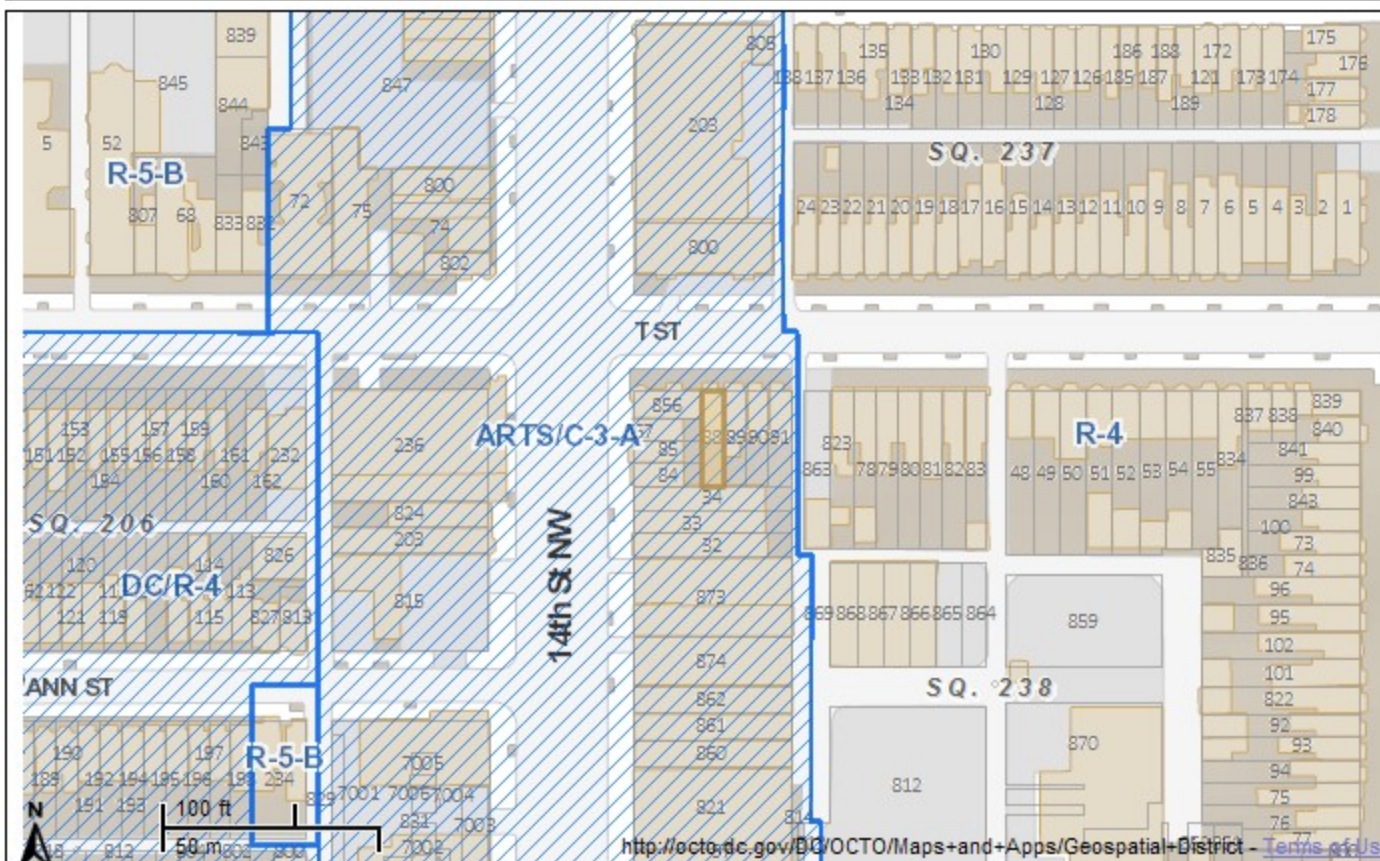




Zoning Report for Square: 0238 Lot: 0088

February 1, 2013



Zoning Layers



Latitude: 38.91535, Longitude: -77.03155

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.

Zoning Data Summary*

Square/Suffix/Lot	0238 / n/a / 0088
Premises Address	1346 T ST NW
Zoning District (s)	C-3-A
Overlay District (s)	ARTS
Pending Zoning District(s)	
Pending Overlay District(s)	
PUDs	None
Pending PUDs	None
Ward	1
Council Member	Jim Graham
ANC	1B
ANC Chairperson	TBD
SMD	1B12
Commissioner	Zahra Jilani

* 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.

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



Permits matter-of-right development for major retail and office uses

	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			100	4	2.5	4		65			Pursuant to §§ 774.2, the rear yard requirements may be waived with approval by the BZA. Pursuant to § 775.5, if a side yard is provided, it must be 2 inches per foot of height of the building, but not less than 6 feet.
Hotel			100	4	2.5	4		65			Pursuant to §§ 774.2, the rear yard requirements may be waived with approval by the BZA. Pursuant to § 775.4, if a side yard is provided, it must be 3 inches per foot of height of the building, but not less than 8 feet.
One-Family Detached Dwelling			75	4	2.5	4		65	8		Pursuant to §§ 774.2, the rear yard requirements may be waived with approval by the BZA.
One-Family Semi-Detached Dwelling			75	4	2.5	4		65	8		Pursuant to §§ 774.2, the rear yard requirements may be waived with approval by the BZA.

**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.

Case Number	Order No(s)	Case Number	Order No(s)
11426	11426		
11541	11541		
11852	11852		
11852A	11852A		
13531	13531		
14456	14456		
14927	14927 14927_W		
15099	15099		
16081	16081		
16366	16366		
17952	17952		
17994	17994		

Political Jurisdiction Representatives

Attachment 4

Ward	1
Council Member	Jim Graham
Phone Number	
E-Mail Address	jgraham@dccouncil.us
Office Location	1350 Pennsylvania Ave, Suite 105, NW 20004
Website	http://dccouncil.us/council/jim-graham
ANC	1B
ANC Chairperson	TBD
Phone Number	
E-Mail Address	TBD
Office Location	TBD
Website	http://app.anc.dc.gov/wards.asp?ward=1&office=B
SMD	1B12
Commissioner	Zahra Jilani
Phone Number	
E-Mail Address	1B12@anc.dc.gov
Office Location	2013 New Hampshire Avenue NW
Website	http://app.anc.dc.gov/wards.asp?ward=1&office=B