



Zoning Report for Square: 0822 Lot: 0812

January 8, 2013



Zoning
Layers

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

Latitude: 38.882269, Longitude: -77.000243

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DC Office of Zoning

www.dcoz.dc.gov

Zoning Data Summary*

Square/Suffix/Lot	0822 / n/a / 0812
Premises Address	0508 4TH ST SE
Zoning District (s)	R-4
Overlay District (s)	CAP
Pending Zoning District(s)	
Pending Overlay District(s)	
PUDs	None
Pending PUDs	None
Ward	6
Council Member	Tommy Wells
ANC	6B
ANC Chairperson	David Garrison
SMD	SMD 6B03
Commissioner	Norman Metzger

* 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.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18674
EXHIBIT NO. 9

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Board of Zoning Adjustment
District of Columbia
CASE NO. 18674
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Permits matter-of-right development of single-family residential uses (including detached, semi-detached and row dwellings and flats), churches and public schools

	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	40	4000	40	n/a	n/a	n/a	3	40		20	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. 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. Pursuant to § 405.6, if a side yard is provided, it must be 3 inches per foot of height of the building, but not less than 8 feet.
Church	40	4000	60	n/a	n/a	n/a	3	60		20	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. 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. Pursuant to § 405.6, if a side yard is provided, it must be 3 inches per foot of height of the building, but not less than 8 feet.



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Conversion of a building/structure to an Apartment House			60	n/a	n/a	n/a	3	40		20	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. Pursuant to § 405.6, 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	40	4000	40	n/a	n/a	n/a	3	40	8	20	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.
One-Family Semi-Detached Dwelling	30	3000	40	n/a	n/a	n/a	3	40	8	20	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.
Public Recreation and Community Center	40	4000	20	n/a	1.8	1.8	3	45		20	Pursuant to § 403.3, the maximum lot occupancy may exceed 20% up to 40% with BZA approval. Pursuant to § 405.6, if a side yard is provided, it must be 3 inches per foot of height of the building, but not less than 8 feet.

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Public Schools	120	9000	60	n/a	1.8	1.8	3	60		20	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. 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. Pursuant to § 403.1, maximum lot occupancy may exceed 60% up to 70% with BZA approval. Pursuant to § 405.6, if a side yard is provided, it must be 3 inches per foot of height of the building, but not less than 8 feet.
Row Dwelling and Flat	18	1800	60	n/a	n/a	n/a	3	40		20	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. Pursuant to § 405.6, if a side yard is provided, it must be 3 inches per foot of height of the building, but not less than 8 feet.



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)
14658	14658		
15450	15450		
15515	15515		
83-14	422 456		

Political Jurisdiction Representatives

Ward	6
Council Member	Tommy Wells
Phone Number	
E-Mail Address	twells@dccouncil.us
Office Location	undefined
Website	undefined
ANC	6B
ANC Chairperson	David Garrison
Phone Number	
E-Mail Address	6B01@anc.dc.gov
Office Location	8 4th Street SE
Website	http://app.anc.dc.gov/wards.asp?ward=6&office=B
SMD	6B03
Commissioner	Norman Metzger
Phone Number	
E-Mail Address	6B03@anc.dc.gov
Office Location	638 G Street SE
Website	http://app.anc.dc.gov/wards.asp?ward=6&office=B

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