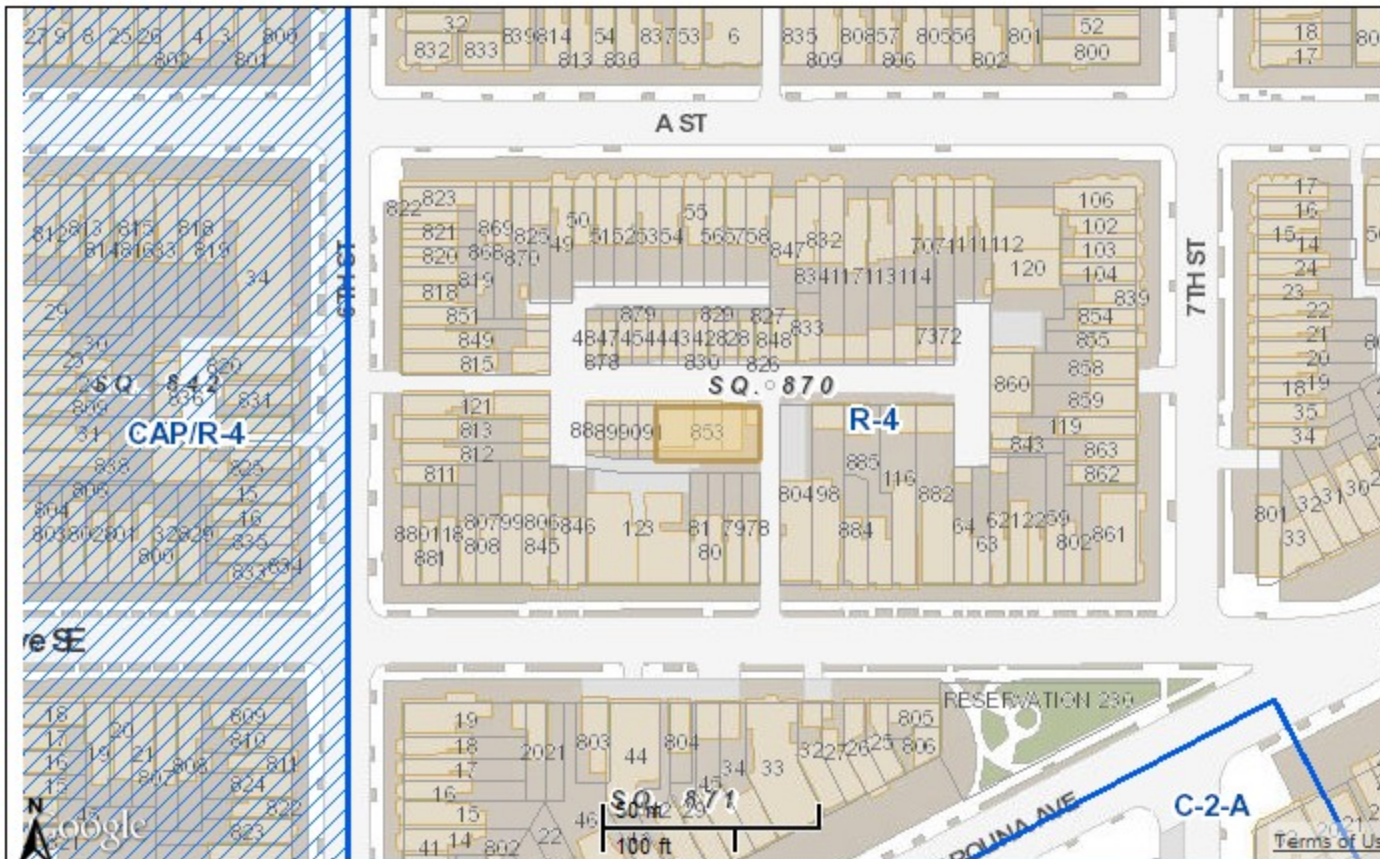




Zoning Report for Square: 0870 Lot: 0853

January 23, 2014



Zoning Layers

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

Latitude: -76.997478, Longitude: 38.888034

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	0870 / n/a / 0853
Premises Address	0015 - 0636 BROWNS CT SE
Zoning District (s)	R-4
Overlay District (s)	
Pending Zoning District(s)	
Pending Overlay District(s)	
PUDs	None
Pending PUDs	None
Ward	6
Council Member	Tommy Wells
ANC	6B
ANC Chairperson	Brian Flahaven
SMD	6B02
Commissioner	Ivan Frishberg

* 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.



Zoning Details: R-4

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.
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.



Zoning Details: R-4 Continued

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
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.
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.

**Zoning Details: R-4 Continued****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
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.



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)
10083	10083		
12582	12582		
12951	12951		
13232	13232		
13840	13840		
13962	13962		
14234	14234		
14724	14724		
15448	15448		
16719	16719		
16721	16721W		
16975	16975		
17665	17665		

Political Jurisdiction Representatives

Ward	6
Council Member	Tommy Wells
Phone Number	
E-Mail Address	twells@dccouncil.us
Office Location	1350 Pennsylvania Ave, Suite 408, NW 20004
Website	http://dccouncil.us/council/tommy-wells
ANC	6B
ANC Chairperson	Brian Flahaven
Phone Number	
E-Mail Address	6B09@anc.dc.gov
Office Location	921 Pennsylvania Ave SE, Suite 305
Website	http://app.anc.dc.gov/wards.asp?ward=6&office=B
SMD	6B02
Commissioner	Ivan Frishberg
Phone Number	
E-Mail Address	6B02@anc.dc.gov
Office Location	620 D Street SE
Website	http://app.anc.dc.gov/wards.asp?ward=6&office=B