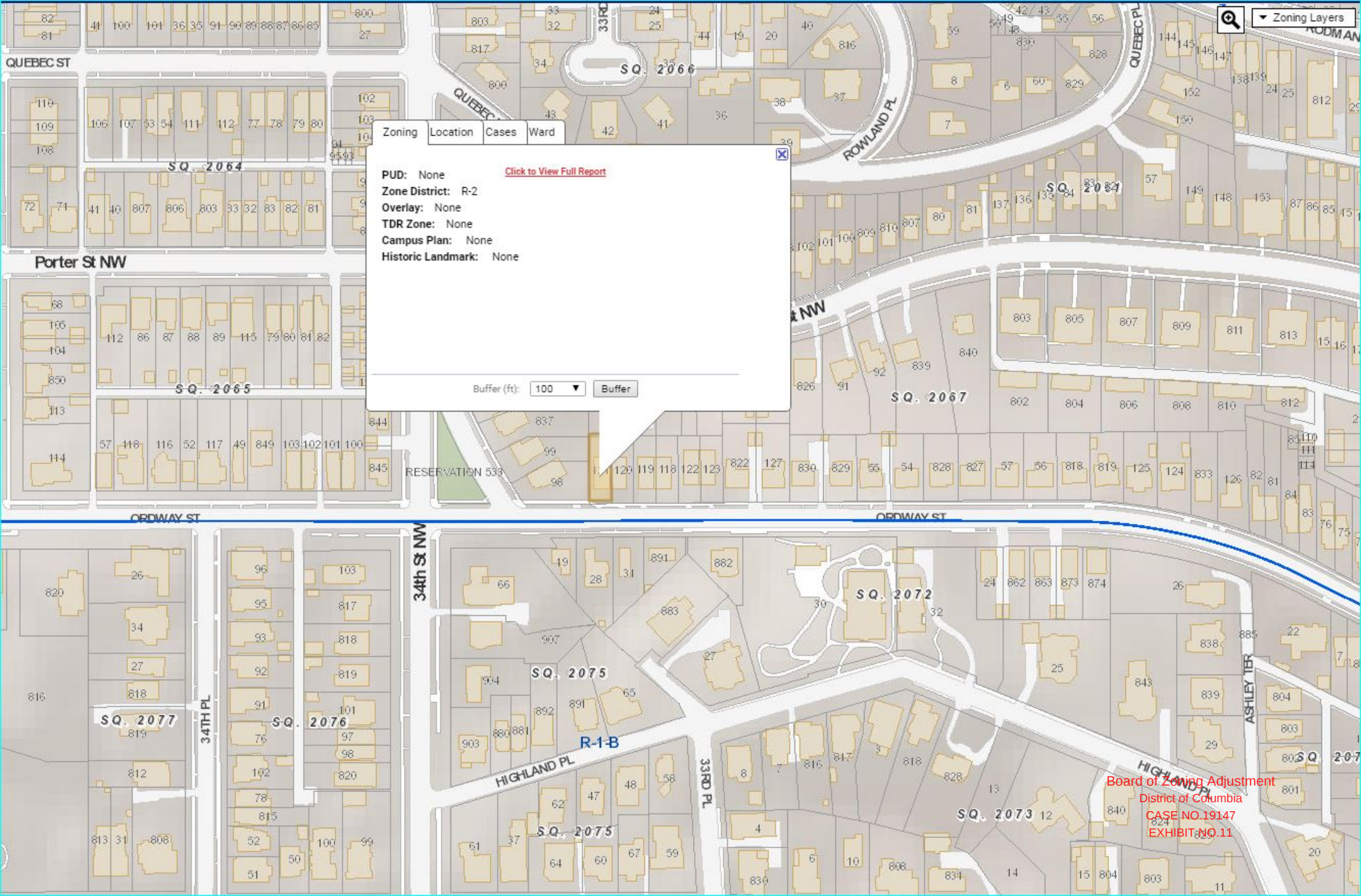




▼ Zoning Layers

Zoning Location Cases Ward

PUD: None [Click to View Full Report](#)
Zone District: R-2
Overlay: None
TDR Zone: None
Campus Plan: None
Historic Landmark: None

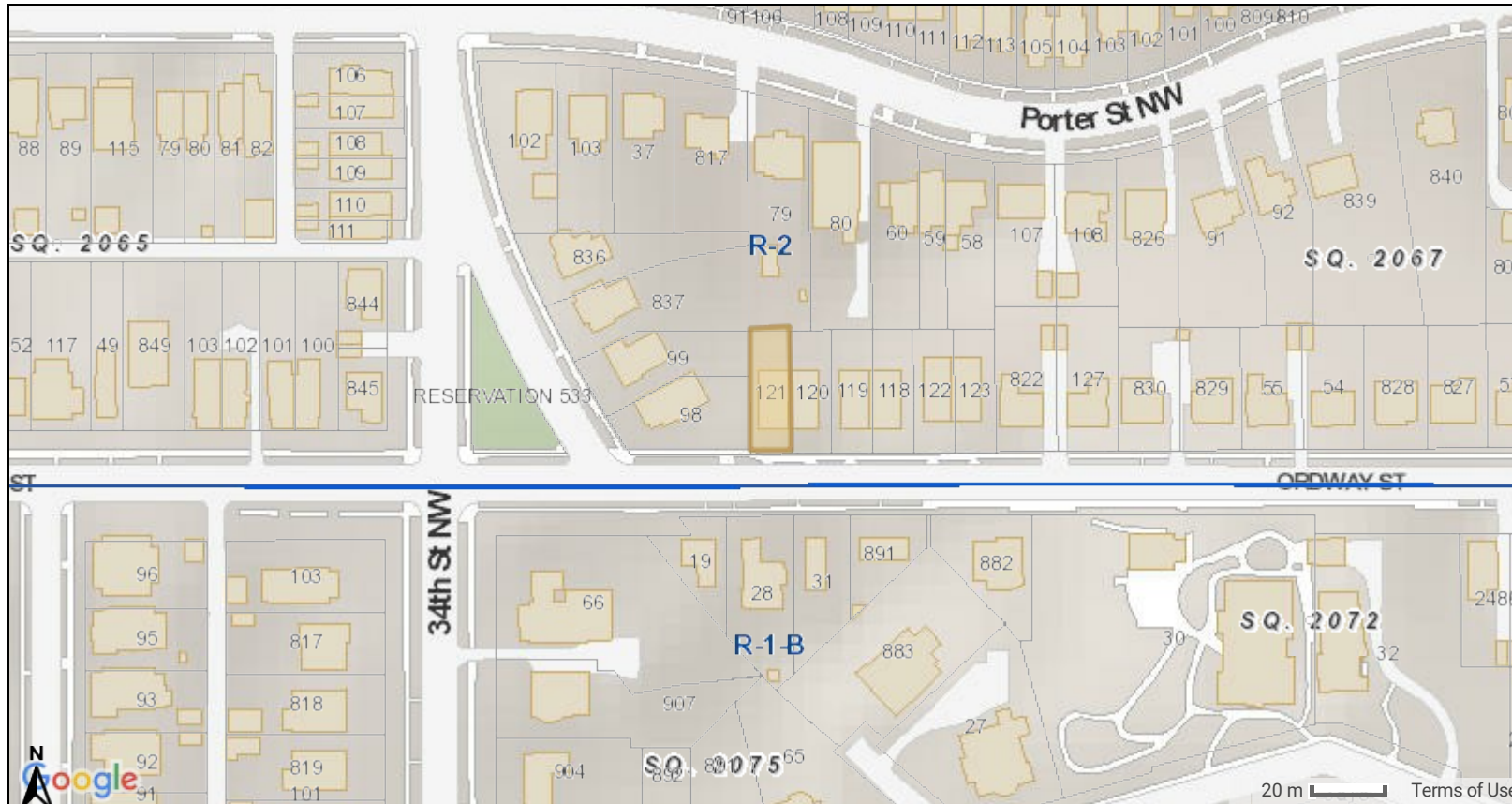
Buffer (ft): 100 ▼ Buffer

Board of Zoning Adjustment
District of Columbia
CASE NO.19147
EXHIBIT NO.11



Zoning Report for Square: 2067 Lot: 0121

September 23, 2015



Zoning Layers



Zone Districts



Pending Zones



Overlays



Pending Overlays



Baist Index



Historic Districts



Active PUDs



Pending



TDRs



Campus Plans



CEA

Latitude: NaN, Longitude: NaN

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	2067 / n/a / 0121
Premises Address	3097 ORDWAY ST NW
Zoning District(s)	R-2
Overlay District(s)	
Pending Zoning District(s)	
Pending Overlay District(s)	
PUDs	None
Pending PUDs	None
Ward	3
Council Member	Mary M. Cheh
ANC	3C
ANC Chairperson	Carl Roller
SMD	3C05
Commissioner	Margaret A. Siegel

* 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-2

Permits matter-of-right development of single-family residential uses for detached and semi-detached dwelling units

	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 Height (ft)	Rear Yard Setback (ft)	Remarks
All Other Structures	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. 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.
Church	40	4000	60	n/a	n/a	n/a	3	60	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. 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.
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	0.9	0.9	3	45	8	20	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.



Zoning Details: R-2 Continued

Permits matter-of-right development of single-family residential uses for detached and semi-detached dwelling units

	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 Height (ft)	Rear Yard Setback (ft)	Remarks
Public Schools	120	9000	60	n/a	0.9	0.9	3	60	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. 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.



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)
13817	13817		
14989	14989		
15801	15801		
15801M	15801m		
18294	18294 18294A		

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	http://dccouncil.us/council/mary-m.-cheh
ANC	3C
ANC Chairperson	Carl Roller
Phone Number	
E-Mail Address	3C06@anc.dc.gov
Office Location	PO Box 4966
Website	http://anc.dc.gov/page/advisory-neighborhood-commission-3c
SMD	3C05
Commissioner	Margaret A. Siegel
Phone Number	
E-Mail Address	3C05@anc.dc.gov
Office Location	3019 Ordway Street NW
Website	undefined