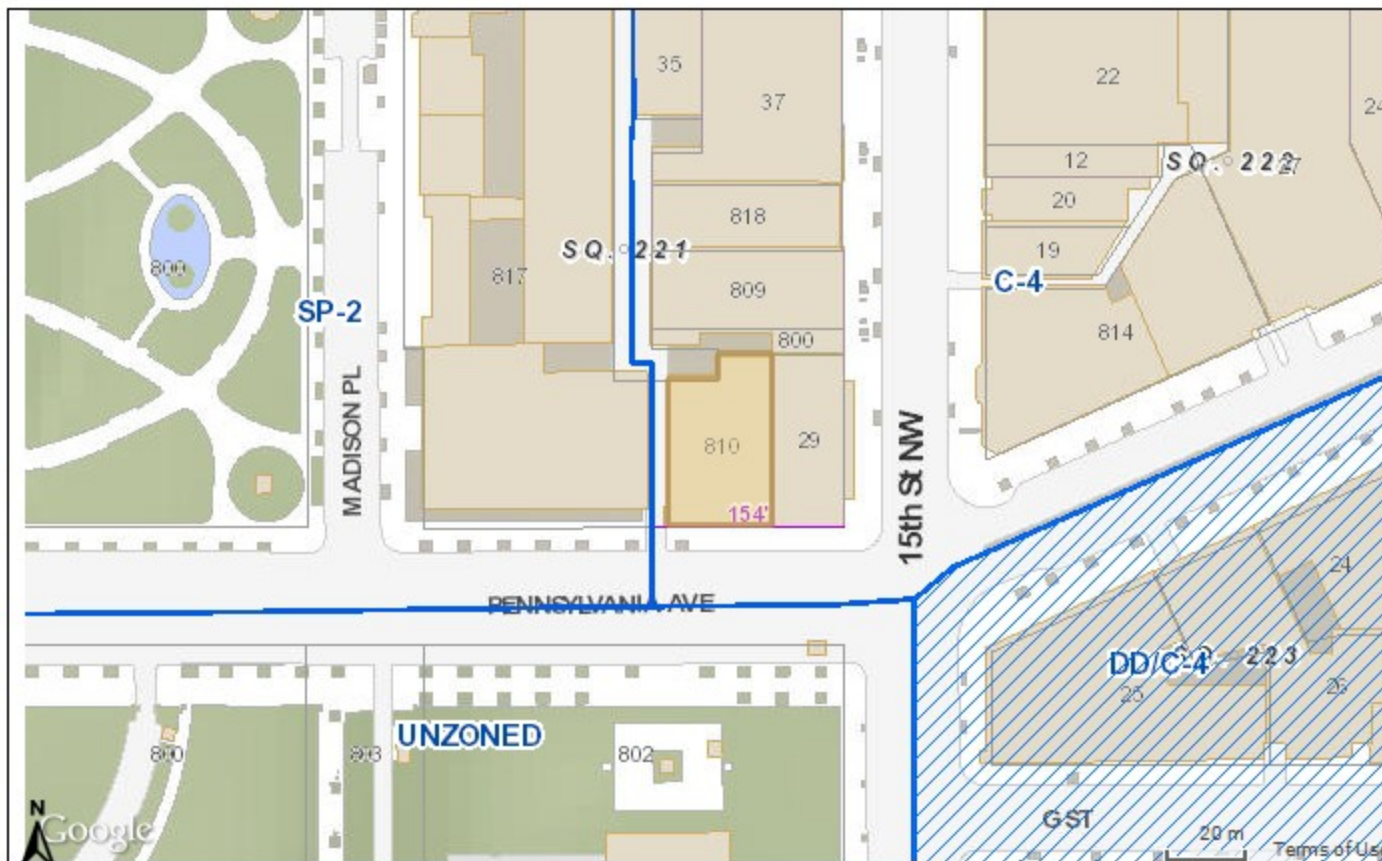




Zoning Report for Square: 0221 Lot: 0810

April 2, 2014



Zoning Layers		Latitude: NaN, Longitude: NaN	
	Zone Districts		Pending Overlays
	Pending Zones		Active PUDs
	Overlays		Pending
			Historic Districts
			TDRs
			Campus Plans
			CEA

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	0221 / n/a / 0810
Premises Address	1503 - 1505 PENNSYLVANIA AV NW
Zoning District (s)	C-4
Overlay District (s)	
Pending Zoning District(s)	
Pending Overlay District(s)	
PUDs	None
Pending PUDs	None
Ward	2
Council Member	Jack Evans
ANC	2B
ANC Chairperson	undefined
SMD	2B05
Commissioner	Abigail Nichols

* 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: C-4**

The downtown core comprising the retail and office centers for the District of Columbia and the metropolitan area, and allows office, retail, housing and mixed 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	8.5	8.5	8.5		110			Pursuant to § 770.4, a building or other structure may be erected to a height not exceeding 130 ft.; provided, it meet the requirements of § 770.4. Pursuant to § 771.5 a building or structure that is erected to a height in excess of 110 ft. (as permitted in § 770.4), may have a floor area ratio not exceeding 10.0, except as provided in § 2405.2. 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	8.5	8.5	8.5		110			Pursuant to § 770.4, a building or other structure may be erected to a height not exceeding 130 ft.; provided, it meet the requirements of § 770.4. Pursuant to § 771.5 a building or structure that is erected to a height in excess of 110 ft. (as permitted in § 770.4), may have a floor area ratio not exceeding 10.0, except as provided in § 2405.2. 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 2 inches per foot of height of the building, but not less than 6 feet.
One-Family Detached Dwelling			100	8.5	8.5	8.5		110	8		Pursuant to § 770.4, a building or other structure may be erected to a height not exceeding 130 ft.; provided, it meet the requirements of § 770.4. Pursuant to § 771.5 a building or structure that is erected to a height in excess of 110 ft. (as permitted in § 770.4), may have a floor area ratio not exceeding 10.0, except as provided in § 2405.2. Pursuant to §§ 774.2, the rear yard requirements may be waived with approval by the BZA.



Zoning Details: C-4 Continued

The downtown core comprising the retail and office centers for the District of Columbia and the metropolitan area, and allows office, retail, housing and mixed 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
One-Family Semi-Detached Dwelling			100	8.5	8.5	8.5		110	8		Pursuant to § 770.4, a building or other structure may be erected to a height not exceeding 130 ft.; provided, it meet the requirements of § 770.4. Pursuant to § 771.5 a building or structure that is erected to a height in excess of 110 ft. (as permitted in § 770.4), may have a floor area ratio not exceeding 10.0, except as provided in § 2405.2. 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)
10255	10255		

Political Jurisdiction Representatives

Ward	2
Council Member	Jack Evans
Phone Number	
E-Mail Address	jackevans@dccouncil.us
Office Location	1350 Pennsylvania Ave, Suite 106, NW 20004
Website	http://dccouncil.us/council/jack-evans
ANC	2B
ANC Chairperson	undefined
Phone Number	
E-Mail Address	2B08@anc.dc.gov
Office Location	9 Dupont Circle NW
Website	http://app.anc.dc.gov/wards.asp?ward=2&office=B
SMD	2B05
Commissioner	Abigail Nichols
Phone Number	
E-Mail Address	2B05@anc.dc.gov
Office Location	1325 18th St NW
Website	undefined