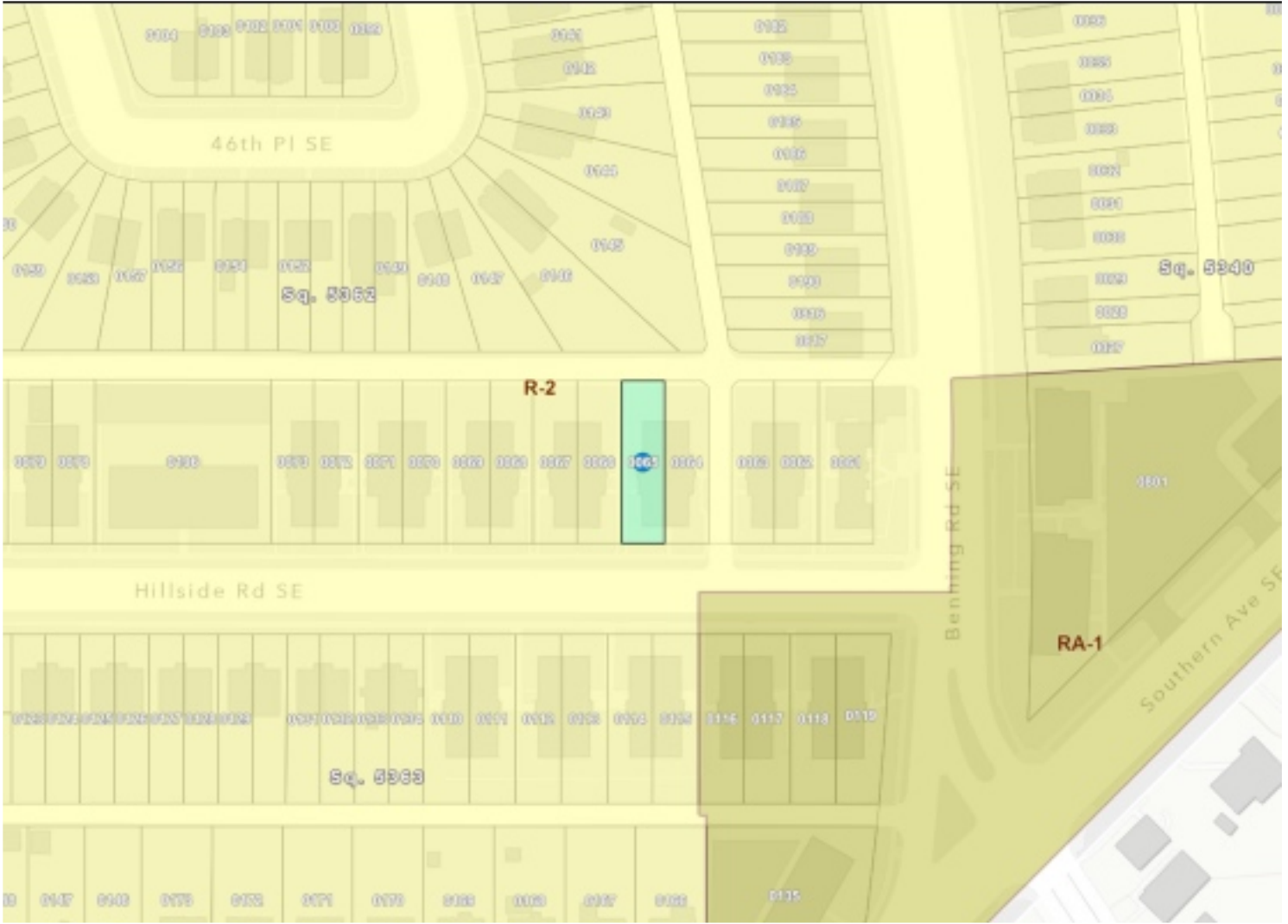


Zoning Report for 4654 HILLSIDE RD SE



Zoning Data Summary

Premises Address
4654 HILLSIDE RD SE

Council Member
VINCENT GRAY

Square/Suffix/Lot
5362 0065

ANC
7E

Zoning District
R-2

ANC Chairperson
NATASHA DUPEE

PUDs

SMD
7E02

Ward
Ward 7

Commissioner
AARRON HARRIS

* For a detailed explanation of zoning related items, please refer to the DC Zoning Map glossary

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

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 upon 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.

EXHIBIT NO. 12

Zoning Details: R-2

Description: Provide areas predominantly developed with semi-detached houses on moderately-sized lots that also contain some detached dwellings

Building Category	All Other Buildings & Structures	Institutional	Detached
Dwelling Units	1	1	1
Minimum Lot Width (ft)	40	40	40
Minimum Lot Area (sqft)	4000	4000	4000
Maximum Lot Occupancy (%)	40	40	40
Maximum Height (ft)	40	90	40
Maximum Stories	3	N/A	3
Roof Structure			
Front Setback (ft)	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block
Front Build To (ft)			
Rear Yard Setback (ft)	20	20	20
Side Setback (ft)	8	8	8
Waterfront Setback (ft)			
Pervious Surface (%)	30	30	30
Maximum Floor Area Ratio			
Gross Floor Area			
Green Area Ratio			
Plaza			
Setbacks and Screening			
Design Requirements			
Tree Protection			

Zoning Details: R-2

Description: Provide areas predominantly developed with semi-detached houses on moderately-sized lots that also contain some detached dwellings

Building Category	IZ Detached	Semi-Detached	IZ Semi-Detached
Dwelling Units	1	1	1
Minimum Lot Width (ft)	32	30	30 (25 with special exception)
Minimum Lot Area (sqft)	3200	3000	2500
Maximum Lot Occupancy (%)	40	40	40
Maximum Height (ft)	40	40	40
Maximum Stories	3	3	3
Roof Structure			
Front Setback (ft)	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block
Front Build To (ft)			
Rear Yard Setback (ft)	20	20	20
Side Setback (ft)	8	8	8
Waterfront Setback (ft)			
Pervious Surface (%)	30	30	30
Maximum Floor Area Ratio			
Gross Floor Area			
Green Area Ratio			
Plaza			
Setbacks and Screening			
Design Requirements			
Tree Protection			

CASES/ORDERS

Listed below are the ZC and BZA cases associated with the Square, Parcel, Lot(s) related to this zoning report. Case information is available online at <https://app.dcoz.dc.gov/Home/Search>

Board Zoning Adjustment (BZA) Case Number:

[16647 0065](#)

[11207 0065](#)

Zoning Commission (ZC) Case Number:

'No ZC case numbers associated with this Square and/or Lot'

POLITICAL JURISDICTION REPRESENTATIVES

Ward
Ward 7

ANC
7E

SMD
7E02

Council Member
VINCENT GRAY

ANC Chairperson
NATASHA DUPEE

Commissioner
AARRON HARRIS

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Website
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Website
<http://anc.dc.gov/page/advisory-neighborhood-commission-7e>

Website
<https://anc7e.us/>