ZONING COMMISSION NOTICE OF FILING
Case No. 00-27M
(Petition for Zoning Map Amendment to Portions of Square 37, Lots 810, 811, 831, 836, 837 and 855)
October 13, 2000

On October 10, 2000, the Office of Zoning received a petition from the law firms of Holland & Knight, LLP on behalf of James Pedas, requesting a Zoning Map Amendment of portions of Square 37 (Lots 810, 811, 831, 836, 837 and 855).

The properties are located in the southern portion of Square 37, which is bound by 23rd, 24th, L and M Streets, N.W. The six subject lots in particular are bound to the north by an unnamed east-west public alley that runs through the middle of the Square. Lots 836 and 837 are owned by the District of Columbia, whereas the other lots are privately owned. The lots owned by the District of Columbia are commonly thought to be "Unzoned", according to 11 DCMR § 106.4. The other four lots are zoned R-5-B.

ANC 2A

The petition requests the Zoning Commission to amend the Zoning Map to change the "Unzoned" District-owned lots and the R-5-B zoned lots to a zone more appropriate to the surrounding zoning and more consistent to the Principles of the Comprehensive Plan. The surrounding zones include C-2-C, R-5-E, R-5-D and R-5-B.

The C-2-C District permits matter-of-right development for major retail and office uses to a maximum height of ninety (90) feet, a maximum floor area ratio (FAR) of 6.0 for residential and 2.0 for other permitted uses, and a maximum lot occupancy of eighty (80) percent.

The R-5-E District permits matter-of-right high density development of general residential uses, including single-family dwellings, flats, and apartment buildings, to a maximum lot occupancy of 75%, a maximum FAR of 6.0 for apartment houses and hotels, and 5.0 for other structures, and a maximum height of ninety (90) feet.

The R-5-D District permits matter-of-right medium/high density development of general residential uses, including single-family

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dwellings, flats, and apartment buildings, to a maximum lot occupancy of 75%, a maximum FAR of 3.5 and a maximum height of ninety (90) feet.

The R-5-B District permits matter-of-right moderate development of general residential uses, including single-family dwellings, flats, and apartment buildings, to a maximum lot occupancy of 60%, a maximum FAR of 1.8, and a maximum height of fifty (50) feet.

For additional information, please contact, the Secretary to the Zoning Commission at (202) 727-6311.

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