

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



MEMORANDUM

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Office of  
Documents and  
Administrative  
Issuances

**To:** Office of Documents and Administrative Issuance  
**From:** Sharon S. Schellin   
Secretary to the Zoning Commission  
**Date:** May 1, 2008  
**Re:** Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on May 16, 2008:

1. Z.C. Notice of Filing (Case No. 08-11).

Attachment

ZONING COMMISSION  
District of Columbia

CASE NO. 08-11

EXHIBIT NO. 11

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ZONING COMMISSION  
District of Columbia  
CASE NO.08-11  
EXHIBIT NO.11

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA**  
**NOTICE OF FILING**  
**Z.C. Case No. 08-11**  
**(Zoning Map Amendment – Square 475E, Lot 1)**  
**May 6, 2008**

**THIS CASE IS OF INTEREST TO ANC 2C**

On April 30, 2008, the Office of Zoning received an application from Henok Araya (the “applicant”) for approval of a Zoning Map amendment for the above-referenced property.

The property that is the subject of this application consists of Square 475E, Lot 1 in Northwest Washington, D.C. (Ward 2) with an address of 1800 New Jersey Avenue, N.W. The property is currently zoned R-4. The applicant proposes to rezone the property to C-2-A. (See summaries of the R-4 and C-2-A Zone Districts below.)

The R-4 Zoning District permits matter-of-right development of single-family residential uses (including detached, semi-detached, row dwellings, and flats), churches and public schools with a minimum lot width of 18 feet, a minimum lot area of 1,800 square feet and a maximum lot occupancy of 60% for row dwellings, churches and Flats, a minimum lot width of 30 feet and a minimum lot area of 3000 square feet for semi-detached structures, a minimum lot width of 40 feet and a minimum lot area of 4000 square feet and 40% lot occupancy for all other structures; and a maximum height of three (3) stories/forty (40) feet. Conversions of existing buildings to apartments are permitted for lots with a minimum lot area of 900 square feet per dwelling unit.

The C-2-A Zoning District permits matter-of-right low density development, including office, retail, and all kinds of residential uses to a maximum lot occupancy of 60% for residential use, a maximum FAR of 2.5 for residential use and 1.5 FAR for other permitted uses, and a maximum height of fifty (50) feet.

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