

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 08-11

MAY 06 2008

As Secretary to the Commission, I hereby certify that on _____ copies of this Z.C. Notice of Filing were mailed first class, postage prepaid or sent by inter-office government mail to the following:

- | | |
|---|---|
| 1. D.C. Register | 7. Office of Planning (Harriet Tregoning) |
| 2. Henok Araya
1800 New Jersey Avenue, N.W.
Washington, D.C. 20001 | 8. DDOT (Karina Ricks) |
| 3. Doris Brooks, Chair
ANC 2C
P.O. Box 26182
Washington, DC 20007 | 9. Zoning Administrator (Matthew LeGrant) |
| 4. Commissioner Kevin Chapple
ANC/SMD 2C02
P.O. Box 26064
Washington, DC 20001 | 10. Jill Stern, Esq.
General Counsel
941 North Capitol Street, N.E.
Suite 9400
Washington, D.C. 20002 |
| 5. Gottlieb Simon
ANC
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004 | 11. Office of the Attorney General
(Alan Bergstein) |
| 6. Councilmember Jack Evans | |

ATTESTED BY:

Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

ZONING COMMISSION
District of Columbia

CASE NO.

08-11

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

EXHIBIT NO.

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ZONING COMMISSION
District of Columbia
CASE NO.08-11
EXHIBIT NO.12

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.