

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 14-17

As Secretary to the Commission, I hereby certify that on October 2, 2014, copies of the Z.C. Notice of Filing were sent via electronic mail, or by first-class, postage prepaid mail if indicated by an asterisk(*), to the following:

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| 1. <i>D.C. Register</i> | 7. Office of Planning (Jennifer Steingasser) |
| 2. Martin Sullivan, Esq. | 8. DDOT (Jamie Henson) |
| 3. ANC 5C*
P.O. Box 80127
Washington, D.C. 20018 | 9. Melinda Bolling, Acting General Counsel
DCRA |
| 4. Commissioner Antonette Russell*
ANC/SMD 5C01
2620 Rhode Island Avenue, N.E.
Washington, D.C. 20018 | 10. Office of the Attorney General (Alan
Bergstein) |
| 5. Gottlieb Simon
ANC | |
| 6. Councilmember Kenyan McDuffie | |

ATTESTED BY:


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

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 14-17
(AE Tower, LLC – Map Amendment @ Square 4310, Lot 808
October 2, 2014

THIS CASE IS OF INTEREST TO ANC 5C

On September 29, 2014, the Office of Zoning received an application from AE Tower, LLC (the “Applicant”) for approval of a map amendment for the above-referenced property.

The property that is the subject of this application consists of Lot 808 in Square 4310 in Northeast Washington, D.C. (Ward 5), which is located at 2911 Rhode Island Avenue, N.E. The property is currently zoned R-1-B. The Applicant proposes a map amendment to rezone the property to C-2-A.

The R-1-B Zone District permits matter-of-right development of single-family residential uses for detached dwellings with a minimum lot width of 50 feet for residential, churches, and public recreation and community centers and 120 feet for schools; a minimum lot area of 5,000 square feet for residential, churches, and public recreation and community centers and 15,000 square feet for schools; a maximum lot occupancy of 60% for a church or public school use, 20% for public recreation and community centers, and 40% for all other structures; and a maximum height of three stories/40 feet (60 feet for churches and schools and 45 feet for public recreation and community centers). Rear yard requirements are 25 feet; side yard requirements are eight feet.

The C-2-A Zone District permits matter-of-right low-density development, including office employment centers, shopping centers, medium-bulk mixed use centers, and housing to a maximum lot occupancy of 60% for residential use and 100% for all other uses; a maximum density of 2.5 floor area ratio (“FAR”) for residential use and 1.5 FAR for other permitted uses; and a maximum height of 50 feet. Rear yard requirements are 15 feet; one family detached dwellings and one family semi-detached dwellings side yard requirements are eight feet.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.