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Office of Documents and Administrative Issuances
441 4th Street NW, Suite 520S, Washington DC 20001
Phone (202) 727 5090 Fax (202) 727 6042
Email DCdocuments@dc.gov

ZONING COMMISSION
District of Columbia

CASE NO. 14-20EXHIBIT NO. 11

ZONING COMMISSION
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CASE NO. 14-20
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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 14-20
(Map Amendment @ Various Lots in Square 1070)
October 20, 2014

THIS CASE IS OF INTEREST TO ANC 6A

On October 16, 2014, the Office of Zoning received a petition from Advisory Neighborhood Commission 6A (the "Petitioner") for approval of a map amendment for the above-referenced property

The property that is the subject of this petition consists of Lots 38, 39, 73-76, 80-86, and 94 in Square 1070 in Northeast Washington, D.C. (Ward 6), which includes the addresses 15-31 15th Street, N.E., 1505-1511 A Street, N.E., and Alley Lot 73 in Square 1070. The properties are currently zoned C-2-A. The Petitioner proposes a map amendment to rezone the property to R-4.

The R-4 Zone 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 3,000 square feet for semi-detached structures, a minimum lot width of 40 feet and a minimum lot area of 4,000 square feet and 40% lot occupancy for all other structures (20% lot occupancy for public recreation and community centers); and a maximum height of three stories/40 feet (60 feet for churches and schools and 45 feet for public recreation and community centers). Conversions of existing buildings to apartments are permitted for lots with a minimum lot area of 900 square feet per dwelling unit. The rear yard requirement is 20 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.

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