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5242285	Confirmed	Notices, Opinions	Board of Zoning Adjustment - Public Notice of Closed Meetings - January 5, 12 & 26, 2015	12/26/2014 Vol 61/53	12/23/2014 19:21:51
5233458	Confirmed	Notices, Opinions	Board of Zoning Adjustment - Order No. 18864/18403-A - Roslyn Taylor, Motion for Modification of Order No. 18403	12/26/2014 Vol 61/53	12/23/2014 19:18:53
5233264	Confirmed	Notices, Opinions	Board of Zoning Adjustment - Order No. 18901 - Thomas Reed - ANC 6B	12/26/2014 Vol 61/53	12/23/2014 19:16:19
5239666	Confirmed	Notices, Opinions	Board of Zoning Adjustment - Order No. 18899 - Ron Rogers - ANC 7E	12/26/2014 Vol 61/53	12/23/2014 19:15:10
5239860	Confirmed	Notices, Opinions	Board of Zoning Adjustment - Order No. 18837 - Karl B. & Julie C. Moeller - ANC 6B	12/26/2014 Vol 61/53	12/23/2014 19:14:01
5242479	Confirmed	Notices, Opinions	Board of Zoning Adjustment - Order No. 18875 - The Holladay Corporation - ANC 1A	12/26/2014 Vol 61/53	12/23/2014 19:13:00
5239375	Confirmed	Notices, Opinions	Zoning Commission Order No. 03-12S/03-13S (Square 769, LLC and District of Columbia Housing Authority)	12/26/2014 Vol 61/53	12/23/2014 19:10:21
5242576	Confirmed	Notices, Opinions	Zoning Commission Order No. 12-15A (Gallaudet University)	12/26/2014 Vol 61/53	12/23/2014 19:07:17
5252858	Submitted to ODAI	Notices, Opinions	Zoning Commission Notice of Filing: Case No. 14-01A (Jemal's Hecht's, LLC)	1/2/2015 Vol 62/1	12/23/2014 13:50:30

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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 14-24
(1900 11th Street, N.W., LLC –Map Amendment @ Square 2848,
Lots 39, 40, 72 & 838)
December 24, 2014

THIS CASE IS OF INTEREST TO ANC 1A

On December 23, 2014, the Office of Zoning received an application from 1900 11th Street, N.W., 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 Lots 39, 40, 72, and 838 in Square 2848 in Northwest Washington, D.C. (Ward 1), which is located at 1361 Irving Street and 1368, 1370, and 1372 Kenyon Street, N.W. The property is currently zoned R-4. The Applicant proposes to rezone the property to R-5-B.

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. Rear yard requirement is 20 feet.

The R-5-B Zone 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% (20% for public recreation and community centers), a maximum density of 1.8 FAR, and a maximum height of 50 feet (90 feet for schools and 45 feet for public recreation and community centers). Rear yard requirements are not less than 15 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.