

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 15-09

As Secretary to the Commission, I hereby certify that on APR 09 2015 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 | <i>D C Register</i> (via e-mail) | | |
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c/o Denis Suski
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Washington, D C 20009 | 8 | Gottlieb Simon
ANC
1350 Pennsylvania Avenue, N W
Washington, D C 20004 |
| 3 | ANC 1C
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ATTESTED BY: _____

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

ZONING COMMISSION
District of Columbia

CASE NO. 15-09

EXHIBIT NO. 9

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 15-09
(Residents of Lanier Heights and ANC 1C – Map Amendment to Various Lots in
Squares 2580, 2581, 2582, 2583, 2584, 2586W, 2587, and 2589)
April 9, 2015

THIS CASE IS OF INTEREST TO ANC 1C

On April 7, 2015, the Office of Zoning received a petition from the Residents of Lanier Heights and ANC 1C (together, the “Petitioner”) for approval of a map amendment for the above referenced properties

The properties that are the subject of this petition include various lots located in Squares 2580, 2581, 2582, 2583, 2584, 2586W, 2587, and 2589, which are located on Lanier Place, N W., Ontario Road, N W., 18th Street, N W., Ontario Place, N W , Argonne Place, N W , and Adams Mill Road, N W The Petitioner seeks to rezone the properties from the R-5-B Zone District to the R-4 Zone District.

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 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 floor area ratio (“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

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