


GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 18-08

As Secretary to the Commission, I hereby certify that on June 19, 2018, copies of the Z.C. Notice of Filing were sent via electronic mail to the following:

1. *D.C. Register*
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6. Councilmember Jack Evans
7. Office of Planning (Jennifer Steingasser)
8. DDOT (Anna Chamberlin)
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10. Office of the Attorney General (Alan Bergstein)
11. At-Large Councilmembers:
 - Phil Mendelson
 - David Grosso
 - Elissa Silverman
 - Anita Bonds
 - Robert White, Jr.

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. 18-08
(BSREP II Dupont Circle, LLC – Map Amendment @ Square 72, Lot 74)
June 19, 2018

THIS CASE IS OF INTEREST TO ANC 2A

On June 12, 2018, the Office of Zoning received an application from BSREP II Dupont Circle, 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 74 in Square 72 in northwest Washington, D.C. (Ward 2), on property located at 1143 New Hampshire Avenue, N.W. The property is currently zoned RA-5. The Applicant is proposing a map amendment to rezone the property to the MU-10 zone.

The RA-5 zone provides for areas developed with predominately high-density residential. The RA-5 zone is intended to permit flexibility of design by permitting all types of urban residential development if they conform to the height, density, and area requirements established for these zones; and permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive zones. It allows a maximum height of 90 feet; maximum lot occupancy of 75%; and maximum density of 5.0 floor area ratio (“FAR”) (6.0 FAR for an apartment house or hotel).

The MU-10 zone provides for mixed-use developments that permit a broad range of commercial, institutional, and multiple dwelling unit residential development. The MU-10 zone is intended to: permit medium- to high-density mixed-use development with a balance of uses; be applied to areas where a mixture of uses and building densities is intended to carry out the Comprehensive Plan; require a level of public space at the ground level; and allow residential and non-residential bulk to be apportioned between two or more lots in the same square. The MU-10 zone allows a maximum height of 90 feet (100 feet for Inclusionary Zoning [“IZ”]); maximum lot occupancy of 75% (100% for IZ); and 6.0 FAR (7.2 for IZ and 3.0 for non-residential).

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.