

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Zoning Commission



August 15, 2018

ANC 1C  
[1C@anc.dc.gov](mailto:1C@anc.dc.gov)

ANC 1B (across the street)  
[1B@anc.dc.gov](mailto:1B@anc.dc.gov)

Commissioner Amanda Perry  
ANC/SMD 1C08  
[1C08@anc.dc.gov](mailto:1C08@anc.dc.gov)

Commissioner Nathan Ackerman  
ANC/SMD 1B05  
[1B05@anc.dc.gov](mailto:1B05@anc.dc.gov)

**Re: Z.C. Case No. 18-12 (Keep Meridian Hill Green Civic Association – Map Amendment @ Square 2568, Lot 808)**

Dear ANC Chairs & ANC/SMD Commissioners:

Pursuant to D.C. Official Code § 1-309.10(b), the Zoning Commission for the District of Columbia hereby gives you notice of the receipt of a petition from Keep Meridian Hill Green Civic Association (the “Petitioner”) for approval of a map amendment to property located in the northwest quadrant of the District at the 2300 block of 16<sup>th</sup> Street, N.W. (on the west side of 16<sup>th</sup> Street between Crescent Place and Belmont Road), also known as Square 2568, Lot 808. Please note that this case was filed electronically through the Interactive Zoning Information System (“IZIS”). You can access and file your report for this case through IZIS at <https://app.dcoz.dc.gov>.

Pursuant to Subtitle Z § 500.7, the ANC has the opportunity to file the attached Form 130 – ANC Setdown Report to provide feedback on whether or not the Zoning Commission should set down the case for public hearing. You have 30 days to file the ANC Setdown Form from the date the application was referred (Subtitle Z § 500.8).

You will also receive notice of the hearing date at least 40 calendar days in advance. If your ANC wishes to submit a written report in this case, the report must include all the information required by Subtitle Z § 505.1, which is included at the bottom of this letter. That information is also included in Form 129 – Advisory Neighborhood Commission (ANC) Report, which is attached for your convenience and is the preferred mechanism to complete your report. Any written report received prior to the date of a Commission meeting to consider final action will be given “great weight.”

Pursuant to D.C. Official Code § 1-309.10(d)(2), the Zoning Commission must wait 30 days, excluding Saturdays, Sundays, and holidays before it can make its decision on this petition. However, as a practical matter, the Commission cannot make a decision that soon, because it must first hold a public hearing and, for those cases that require proposed action to be taken, the National Capitol Planning Commission is thereafter given thirty days to review the application.

Great weight does not mean that the Zoning Commission must defer to an ANC’s view, but instead requires acknowledgement of the ANC as the source of the recommendations and explicit reference to each of the ANC’s issues and concerns. It is therefore important that the written report not only indicate whether the

ANC supports or opposes the application, but that it also identify each issue and concern that led to the recommendation made.

If your ANC has not received a courtesy copy of the petition from the Petitioner, please notify us so we can assist you in obtaining a copy. If you have any questions, please do not hesitate to contact me at (202) 727-6311.

Sincerely,

A handwritten signature in blue ink that reads "Sharon Schellin/dk".

Sharon S. Schellin  
Secretary to the Zoning Commission  
Attachment

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**Subtitle Z § 505.1**

- 505.1 The Commission shall give "great weight" to the written report of the ANC(s), pursuant to § 3 of the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000, as amended, that is received at any time prior to the date of a Commission meeting to consider final action including any continuation thereof on the petition. All written reports shall contain the following:
- (a) The case name and number;
  - (b) The date the public meeting of the ANC to consider the petition occurred;
  - (c) A statement that proper notice of that public meeting was given by the ANC;
  - (d) The number of members of the ANC that constitute a quorum and the number of members present at the public meeting;
  - (e) The issues and concerns of the ANC about the petition, as related to the standards against which the petition shall be judged;
  - (f) The recommendation, if any, of the ANC as to the disposition of the petition;
  - (g) The outcome of the vote on the motion to adopt the report to the Commission;
  - (h) The name of the person who is authorized by the ANC to present the report; and
  - (i) The signature of the ANC Chairperson or Vice-Chairperson.

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF FILING**

**Z.C. Case No. 18-12**

**(Keep Meridian Hill Green Civic Association – Map Amendment @ Square 2568, Lot 808)**

**August 15, 2018**

**THIS CASE IS OF INTEREST TO ANC 1C and 1B**

On August 13, 2018, the Office of Zoning received a petition from Keep Meridian Hill Green Civic Association (the “Petitioner”) for approval of a map amendment for the above-referenced property.

The property that is the subject of this petition consists of Lot 808 in Square 2568 in northwest Washington, D.C. (Ward 1), which is located in the 2300 block of 16<sup>th</sup> Street, N.W., on the west side of 16<sup>th</sup> Street between Crescent Place and Belmont Road. The property is currently split-zoned RA-2 and RA-4. The Petitioner is proposing a map amendment to rezone the entire property to RA-2.

The RA-2 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 this zone 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 residential zones. The RA-2 provides for areas developed with predominantly moderate-density residential. The RA-2 zone allows a maximum height of 50 feet (up to 60 feet for churches and 90 feet for institutional structures, with required setbacks); maximum lot occupancy of 60%; and maximum density of 1.8 FAR.

The RA-4 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 this zone 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 residential zones. The RA-4 zone provides for areas developed predominantly with medium- to high-density residential. The RA-4 zone allows a maximum height of 90 feet; maximum lot occupancy of 75%; and maximum density of 3.5 FAR.

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.



**INSTRUCTIONS**

1. The ANC Setdown Form shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. ANC reports and any accompanying documents must be submitted to the record by using:
  - a. The Interactive Zoning Information System (IZIS) at [www.dcoz.dc.gov](http://www.dcoz.dc.gov);
  - b. By email to [zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov) for the ZC; or
  - c. In person or by U.S. mail addressed to 441 4th Street, NW, Suite 200-S, Washington, DC 20001.
3. Submission deadline is as follows; the ANC must file the ANC Setdown form no later than thirty (30 days) after the date the application is referred. No late filings or waivers requesting acceptance of late filings of this form will be accepted.

If You See Something, Say Something Report Fraud, Waste, Abuse, and Mismanagement in the  
Government of the District of Columbia to the Office of the Inspector General  
717 14th Street, N.W., Suite 500 | Washington, D.C. 20005

CALLS ARE CONFIDENTIAL

Toll Free Hotline  
1-800-521-1639 | 202-724-TIPS (8477) | Email: [hotline.oig.dc.gov](mailto:hotline.oig.dc.gov) | Web Page: [www.oig.dc.gov](http://www.oig.dc.gov)



**If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.**



**BEFORE THE ZONING COMMISSION AND  
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



**FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT**

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

**IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:**

Case No.:		Case Name:	
Address or Square/Lot(s) of Property:			
Relief Requested:			

**ANC MEETING INFORMATION**

Date of ANC Public Meeting:	D	D	/	M	M	/	Y	Y	Was proper notice given?:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:													
Number of members that constitutes a quorum:		Number of members present at the meeting:											

**MATERIAL SUBSTANCE**

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

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The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

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**AUTHORIZATION**

ANC		Recorded vote on the motion to adopt the report (i.e. 4-1-1):	
Name of the person authorized by the ANC to present the report:			
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			
Signature of Chairperson/ Vice-Chairperson:		Date:	

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO 11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.

**INSTRUCTIONS**

Pursuant to 11 DCMR Subtitle Z § 406.2 and Subtitle Y § 406.2, the Zoning Commission (ZC) and Board of Zoning Adjustment (BZA) shall give *“great weight”* to the written report of the affected Advisory Neighborhood Commission (ANC), as required by the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000.

1. All ANC reports shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. ANC reports and any accompanying documents must be submitted to the record by using:
  - a. The Interactive Zoning Information System (IZIS) at [www.dcoz.dc.gov](http://www.dcoz.dc.gov);
  - b. By email to [zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov) for the ZC or [bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov) for the BZA; or
  - c. In person or by U.S. mail addressed to 441 4th Street, NW, Suite 200-S, Washington, DC 20001.
3. Submission deadlines are as follows:
  - a. ANCs must file this form at least seven (7) calendar days in advance of the hearing, if they wish to participate in a public hearing under Subtitle Z § 406.3 and Subtitle Y § 406.3.
  - b. In all cases before the ZC or BZA, ANCs must file this form before the ZC or BZA makes a decision in order to receive great weight.

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**If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.**