

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 19-28

As Secretary to the Commission, I hereby certify that on November 21, 2019 copies of the Z.C. Notice of Filing were sent via electronic mail, or by first-class, postage prepaid mail if indicated by an asterisk(*), to the following:

1. *D.C. Register (11-22-19)*
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5. Commissioner Anita Norman
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6. Gottlieb Simon
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7. Councilmember Brianne Nadeau
8. Office of Planning (Jennifer Steingasser)
9. DDOT (Anna Chamberlin and Aaron Zimmerman))
10. Esther Yong McGraw, Esq.
General Counsel
DCRA
11. Office of the Attorney General (Max Tondro)
12. At-Large Councilmembers:
 - Phil Mendelson
 - David Grosso
 - Elissa Silverman
 - Anita Bonds
 - Robert White, Jr.

ATTESTED BY:

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

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. 19-28
(Square 417, LLC – Zoning Map Amendment
@ Square 417, Lots 53 and 54 [1840 7th Street, N.W.]
November 21, 2019

THIS CASE IS OF INTEREST TO ANC 1B and 6E

On November 15, 2019, the Office of Zoning received an application from Square 417, 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 53 and 54 in Square 417 in northwest Washington, D.C. (Ward 1), on property located at 1840 7th Street, N.W. The property is currently zoned RF-1. The Applicant is proposing a map amendment to rezone the property to the ARTS-3 zone.

The RF-1 zone is intended to provide for areas predominantly developed with attached row houses on small lots within which no more than two dwelling units are permitted. The RF-1 zone allows a maximum 35 feet¹ in height within three stories (60 feet for places of worship); a maximum lot occupancy 60% for most residences and places of worship (40% for all other structures); and requires a 20-foot rear yard.

The ARTS-3 zone is intended to permit medium-density, mixed-use development, with a focus on employment. The ARTS-3 zone allows a maximum height of 65 feet² and 45 feet for a public recreation center (75 feet for Inclusionary Zoning [“IZ”]); maximum lot occupancy of 75% and 20% for a public recreation center (80% with IZ); and maximum density of 4.0 floor area ratio (“FAR”) (4.8 with IZ).

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.

¹ A building or structure may be erected to a height not exceeding 90 feet, provided the building or structure shall be removed for all lot lines of its lot for a distance equal to the height of the building or structure above the natural grade.

² In the underlying ARTS-3 zone, a building may be constructed up to 75 feet in height if it meets certain restrictions on its penthouse and certain conditions related to its construction should it abut an R, RF, or RA zone.