

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 21-11
(Abraham & Laura Lisner Home for Aged Women –
Map Amendment @ Square 1663, Lot 9)
July 27, 2021

THIS CASE IS OF INTEREST TO ANC 3E

On July 23, 2021, the Office of Zoning received an application Abraham & Laura Lisner Home for Aged Women (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 9 in Square 1663 in northwest Washington, D.C. (Ward 3), on property located at 5425 Western Avenue N.W. The property is currently zoned R-2. The Applicant is proposing a map amendment to rezone the property to the RA-2 zone.

The R-2 zone is intended to: provide for areas with semi-detached dwellings; and Protect these areas from invasion by denser types of residential development. The R-2 zone is intended to provide for areas predominantly developed with semi-detached houses on moderately sized lots that also contain some detached dwellings. The R-2 zone allows a maximum height of 40 feet; maximum lot occupancy of 40%.

The RA-2 zones are 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 districts; 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 zone provides for areas developed with predominantly moderate-density residential. The RA-2 zone allows a maximum height of 50 feet; maximum lot occupancy of 60%; 1.8 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.