

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 21-17
(Congress Park Community Partners, LLC – Map Amendment @ Square 5914)
October 18, 2021

THIS CASE IS OF INTEREST TO ANC 8E

On October 5, 2021, the Office of Zoning received an application from Congress Park Community Partners, 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 the eastern portion of Lot 806 in Square 5914 in southeast Washington, D.C. (Ward 8), on property located at 1351 Alabama Avenue, S.E. The property is currently zoned RA-1. The Applicant is proposing a map amendment to rezone the property to the MU-8 zone.

The RA-1 zone is intended to provide for areas predominantly developed with low- to moderate-density development, including detached dwellings, rowhouses, and low-rise apartments. The maximum density in the RA-1 zone district is 0.9 FAR (1.08 FAR with Inclusionary Zoning (“IZ”)). The maximum permitted height is 40 feet and three stories. The maximum permitted penthouse height is 12 feet and one story. The maximum lot occupancy is 40%.

The MU-8 zone is intended to permit medium-density, mixed-use development with a focus on employment in or near, among other locations, arterial streets and at rapid transit stops. The maximum density in the MU-8 zone district is 5.0 FAR (6.0 FAR for IZ developments), of which no more than 4.0 FAR may be devoted to non-residential uses. The maximum permitted height in the MU-8 zone is 70 feet with no limit on the number of stories. The maximum permitted penthouse height in the MU-8 zone is 20 feet and one story, with a second story permitted for penthouse mechanical space. The maximum lot occupancy for residential uses is 100%.

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.