

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Office of Zoning**



**Z.C. CASE NO.: 24-16**

As Secretary to the Commission, I hereby certify that on December 4, 2024, copies of this Z.C. Notice of Filing for Case No. 24-16 were sent via electronic mail to the following:

1. *D.C. Register*
2. Applicant(s):  
Christine M. Shiker, Esq.  
Jessica R. Bloomfield, Esq.  
Holland and Knight, LLP.
3. ANC(s):
  - 2B: [2B@anc.dc.gov](mailto:2B@anc.dc.gov)
  - 2F: [2F@anc.dc.gov](mailto:2F@anc.dc.gov)
4. SMD(s):
  - 2B04: [2B04@anc.dc.gov](mailto:2B04@anc.dc.gov)
  - 2F03: [2F03@anc.dc.gov](mailto:2F03@anc.dc.gov)
5. Office of ANCs:
  - Kent Boese & Gail Fast
6. Ward Councilmember(s):  
Ward 2: Brooke Pinto
7. At-Large Councilmembers:
  - Phil Mendelson
  - Kenyan McDuffie
  - Christina Henderson
  - Anita Bonds
  - Robert White, Jr.
8. District Agencies:
  - Office of Planning (Jennifer Steingasser)
  - Dept. of Buildings (Esther Yong McGraw, Esq.)
  - DOEE (Connor Rattey & Kate Tanabe)
  - DDOT (Kelsey Bridges, Noah Hagen & Anna Chamberlin)
9. Lead Attorney - ZC (Hillary Lovick, Esq.)

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. 24-16**

**(MR 1401 15<sup>th</sup> Street Retail, LLC Map Amendment**

**@ Square 210, Lot 827 [1401-1405 15<sup>th</sup> Street, N.W.]**

**December 4, 2024**

**THIS CASE IS OF INTEREST TO ANC 2B and 2F.**

On November 18, the Office of Zoning received an application from MR 1401 15<sup>th</sup> Street Retail, 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 Square 210, Lot 827 in northwest Washington, D.C. (Ward 2). The property is currently zoned RA-5. The Applicant is proposing a map amendment to rezone the property to the ARTS-3 zone.

The RA-5 zone is intended to (a) 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 (b) 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-5 zone provides for areas developed with predominantly high-density residential. The maximum permitted density in the RA-5 zone is 6.0 FAR for an apartment house or hotel, 1.8 FAR for a public recreation or community center, and 5.0 FAR for all other structures. The maximum permitted height is 90 feet. The maximum penthouse height is 20 feet and one story plus a mezzanine; except a second story permitted for penthouse mechanical space. The maximum lot occupancy is 75% (80% with IZ); 20% for public recreation and community center.

The ARTS-3 zone is intended to permit medium-density, mixed-use development, with a focus on employment. The maximum permitted density in the ARTS-3 zone is 4.0 FAR, and 4.8 FAR as an IZ development, of which up to 2.5 FAR may be devoted to non-residential uses. The maximum permitted building height in the ARTS-3 zone, not including a penthouse, is 65 feet, or 75 feet as an IZ development. A maximum of 75 feet for a non-IZ development is permitted provided that (a) the penthouse does not exceed 85 feet; and (b) if the lot abuts an R, RF, or RA zone or an alley that serves as the zone district boundary line, no part of the building may project above a plane drawn at a 45 degree angle from a line located 50 feet directly above the property line that abuts the R, RF, or RA zone. The maximum lot occupancy is 75% for residential use; 80% for residential use w/ 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.