

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 25-01
(Ward Memorial AME Church – Map Amendment
@ Square 5087, Lot 74 and Square 5088, Lots 147 and 852
(227 & 241 42nd Street, N.E.)
February 4, 2025

THIS CASE IS OF INTEREST TO ANC 7E.

On January 30, 2024, the Office of Zoning received an application from Ward Memorial AME Church (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 5087, Lot 74 and Square 5088, Lots 147 and 852 in southeast Washington, D.C. (Ward 7). The property is currently zoned RA-1. The Applicant is proposing a map amendment to rezone the property to the RA-2 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 RA-2 zone is to permit flexibility of design by permitting all types of urban residential development if it conforms to the height, density, and area requirements of the zone and to 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 uses. The maximum density in the RA-2 zone district is 1.8 FAR (2.16 FAR with Inclusionary Zoning (“IZ”)). The maximum permitted height is 50 feet, no limit on the number of stories. The maximum permitted penthouse height is 12 feet and 1 story, except 18 feet and six inches. and second story permitted for penthouse mechanical space. The maximum lot occupancy is 60%.

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.