



Form 102 - Petition to Amend the Text of the Zoning Regulations

GIS INFORMATION

Address of Property:**If applicable , Historic District(s) , in which site is located :**

ZONING INFORMATION

Reason and justification for proposed text amendment:

See attached statement of purpose and objectives

Existing Language (include section or paragraph number):

Subsection 514.3 of Section 514 – PROHIBITED USES (MU-USE GROUP E) of Subtitle U, USE PERMISSIONS is proposed to be amended to read as follows: 514.3 In the MU-4/RC and MU-5A/RC zones, the following uses shall be prohibited: (a) Antenna tower in excess of twenty feet (20 ft.) in height; (b) Any use not permitted in the MU-10 zone, except a parking lot as permitted by Subtitle U § 203.1(k); (c) Assembly hall, auditorium, or public hall; (d) Automobile laundry; (e) Automobile or truck sales; (f) Automobile rental agency that stores or services automobiles within an RC zone; (g) Bar or cocktail lounge; (h) Billiard parlor or pool hall; (i) Boat or other marine sales; (j) Bowling alley; (k) Bus passenger depot; (l) Drive-through; (m) Funeral mortuary or other similar establishment; (n) Gasoline service station or repair garage; (o) Hotel; (p) Motorcycle sales or repair; (q) Movie theater; (r) Off-premises alcoholic beverage sales, except that the off-premises beer and wine sales accessory use in the grocery store located in Square 2572, Lot 36, may continue as a matter of right provided that it shall not occupy more than 2,078 square feet of the store's gross floor area; (s) On-premises dry cleaning establishment; (t) Parcel delivery service establishment other than one exclusively dedicated to serving a sound stage or a movie, video, or television production facility that existed on April 26, 1991; (u) Restaurant or fast food establishment; (v) Satellite reception dish greater than fifteen feet (15 ft.) in diameter; (w) Transient accommodations that are not home occupations; (x) Veterinary hospital; and (y) Video game parlor.

Proposed Language:

Subsection 514.3 of Section 514 – PROHIBITED USES (MU-USE GROUP E) of Subtitle U, USE PERMISSIONS is proposed to be amended to read as follows: 514.3 In the MU-4/RC and MU-5A/RC zones, the following uses shall be prohibited: (a) Antenna tower in excess of twenty feet (20 ft.) in height; (b) Any use not permitted in the MU-10 zone, except a parking lot as permitted by Subtitle U § 203.1(k); (c) Assembly hall, auditorium, or public hall; (d) Automobile laundry; (e) Automobile or truck sales; (f) Automobile rental agency that stores or services automobiles within an RC zone; (g) Bar or cocktail lounge; (h) Billiard parlor or pool hall; (i) Boat or other marine sales; (j) Bowling alley; (k) Bus passenger depot; (l) Drive-through; (m) Funeral mortuary or other similar establishment; (n) Gasoline service station or repair garage; (o) Hotel; (p) Motorcycle sales or repair; (q) Movie theater; (r) Off-premises alcoholic beverage sales, except that the off-premises beer and wine sales accessory use in the grocery store located in Square 2572, Lot 36, may continue as a matter of right provided that it shall not occupy more than 2,078 square feet of the store's gross floor area, and that the off-premises beer and wine sales may be permitted as a matter of right primary or accessory use in Square 2557, Lot 800; (s) On-premises dry cleaning establishment; (t) Parcel delivery service establishment other than one exclusively dedicated to serving a sound stage or a movie, video, or television production facility that existed on April 26, 1991; (u) Restaurant or fast food establishment, except that a restaurant may be permitted as a matter of right in Square 2557, Lot 800; (v) Satellite reception dish greater than fifteen feet (15 ft.) in diameter; (w) Transient accommodations that are not home occupations; (x) Veterinary hospital, except that a veterinary hospital may be permitted as a matter of right in Square 2557, Lot 800; and (y) Video game parlor.

CONTACT INFORMATION

Person(s) to be notified of all actions**Name:** Eric DeBear**E-mail:** edebear@cozen.com**Firm/Organization:** Cozen O'Connor**Address:** 2001 M Street NW**Phone No.s:** (202)747-0769**Phone No.s Alternate:****Person to be notified of Hearing and Decision Section****Name:** Eric DeBear**E-mail:** edebear@cozen.com**Firm/Organization:** Cozen O'Connor 2001 M Street NW**Address:** Washington, DC 20036**Phone No.s:** (202)747-0769**Phone No.s Alternate:**

2001 M Street NW
District of Columbia
CASE NO.25-10
EXHIBIT NO.1

NOTICES

Application served on ANC, OP and Other Parties : 04/02/2025 by

NOI served on: by Email

Certifications

Applicant’s/Petitioner’s Name:
Alturas, LLC

Date: 05/12/2025

Owner's Name:
Alturas, LLC

FEE CALCULATOR

FORM	AMOUNT
Form 102 - Petition to Amend the Text of the Zoning Regulations	\$325
Grand Total:	\$325.00

SIGNATURE	Date
Eric DeBear	5/12/2025

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