

### Correction Hearing Report

**TO:** District of Columbia Zoning Commission  
**FROM:** <sup>JLS</sup> Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation  
**DATE:** July 17, 2018  
**SUBJECT:** ZC Case 17-11– *Correction*

On page 3 of the July 13, 2018 OP report, the zoning comparison chart notes that the site's lot occupancy could go up to 75% with Inclusionary Zoning (IZ) units. This is incorrect. The new proposed zone specifically notes that the lot occupancy on this site, (lots 835 and 840 in Square 5539) would not exceed 60%, even with the IZ units.

The Public Hearing Notice was correct so no changes are necessary. The corrected version of the table is below.

	Existing Zone: R-1-B	Proposed Zone: MU-4A
<b>Height (max.)</b>	40 feet	50 feet
<b>Floor Area Ratio (max.)</b>	N/A	2.0 (1.5 non-residential) 2.4 with inclusionary zoning
<b>Residential Lot Occupancy (max.)</b>	40% (all other structures) 60% (places of worship)	60% <b>60% (IZ)*</b>
<b>Rear Yard (min.)</b>	25 feet	15 feet
<b>Side Yard (min)</b>	8 ft.	8 feet for semidetached or detached. Otherwise not required except potentially as noted below
<b>Transition Setbacks</b>	N/A	20-foot min. from any lot line directly abutting any R zone Additional 10-foot min. setback above 40 feet or top of third story Any transition setback area required shall not be used for loading Min. first 6' of transition setback (measured in from lot line) to be landscaped to specified conditions

		A transitional setback may be inclusive of a required side or rear yard provided all conditions of each section are met
<b>Permitted Uses</b>	<u>R-Use Group A</u> Mainly low density residential with some with some institutional uses such as a scholar or places of worship	<u>MU-Use Group E</u> Multifamily residential, office, retail, and service uses

**\* Unique to Lots 835 and 840 in Square 5539, the lot occupancy would be limited to 60% for any use and there would be no increase in lot occupancy for inclusionary zoning**

