

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 17-15

As Secretary to the Commission, I hereby certify that on July 31, 2017, copies of the Z.C. Notice of Filing were sent via electronic mail, or by first-class, postage prepaid mail if indicated by an asterisk(*), to the following:

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 - David Grosso
 - Elissa Silverman
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ATTESTED BY:

A handwritten signature in blue ink that reads "Sharon S. Schellin".

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. 17-15
(806 Rhode Island Avenue, LLC – Map Amendment @ Square 3846)
July 31, 2017

THIS CASE IS OF INTEREST TO ANCs 5B and 5C

On July 24, 2017, the Office of Zoning received an application from 806 Rhode Island Avenue, LLC (the “Petitioner”) for approval of a map amendment for the above-referenced property.

The property that is the subject of this petition consists of Lot 85 in Square 3846 in northeast Washington, D.C. (Ward 5), on properties located at 802-810 Rhode Island Avenue, N.E. The property is currently zoned PDR-2. The Petitioner is proposing a map amendment to rezone the property to MU-6. The Petitioner seeks to rezone the property in order to redevelop it with a mix of residential and commercial uses.

The PDR-2 zone is intended to permit medium-density commercial and PDR activities employing a large workforce and requiring some heavy machinery under controls that minimize any adverse impacts on adjacent, more restrictive zones. The PDR-2 zone allows a maximum height of 60 feet and a maximum density of 4.5 FAR¹.

The MU-6 zone is intended to: 1) permit medium- to high-density mixed-use development with a focus on residential use; and 2) provide facilities for shopping and business needs, housing, and mixed-uses for large segments of the District of Columbia outside of the central core. The MU-6 zone allows a maximum height of 90 feet; maximum lot occupancy of 80%; and a maximum density of 6.0 FAR (7.2 with 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.

¹ In the PDR-2 zone the maximum FAR is only permitted for the following uses: basic utilities; large-scale government; production, distribution, and repair; and waste-related services. All other permitted, conditional, or special exception use categories are limited to a maximum density of 3.0 FAR.