

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 17-17

As Secretary to the Commission, I hereby certify that on October 5, 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:

- | | |
|--|---|
| 1. <i>D.C. Register</i> | 8. DDOT (Jamie Henson and Anna Chamberlin) |
| 2. ANC 8A
2100-D MLK. Jr. Avenue, SE
Washington, DC 20020 | 9. Charles Thomas, Esq.
General Counsel
DCRA |
| 3. Commissioner Holly Muhammad
ANC/SMD 8A01
8A01@anc.dc.gov | 10. Office of the Attorney General (Alan Bergstein) |
| 4. ANC 7B
3200 S Street, SE
Washington, DC 20020 | 11. At-Large Councilmembers: <ul style="list-style-type: none">• Phil Mendelson• David Grosso• Elissa Silverman• Anita Bonds• Robert White, Jr. |
| 5. Gottlieb Simon
ANC | |
| 6. Councilmember Trayon White, Sr. | |
| 7. Office of Planning (Jennifer Steingasser) | |

ATTESTED BY:

A handwritten signature in blue ink, reading "Sharon S. Schellin", is written over a solid black horizontal line.

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. 17-17
(ANC 8A – Map Amendment @ Square 5564, Lot 812)
October 5, 2017

THIS CASE IS OF INTEREST TO ANC 4A

On October 2, 2017, the Office of Zoning received an application from Advisory Neighborhood Commission (ANC) 8A (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 812 in southeast Washington, D.C. (Ward 8), on property located at 1401 22nd Street, S.E. The property is currently zoned PDR-1. The Petitioner is proposing a map amendment to rezone the property to R-3 or RA-2.

The PDR-1 zone is intended to permit moderate-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 R-3 zone is intended to permit attached rowhouses on small lots. The purpose of the R-3 zone is to allow for row dwellings, while including areas within which row dwellings are mingled with detached dwellings, semi-detached dwellings, and groups of three or more row dwellings.

The RA-2 zone provides for areas developed with predominantly moderate-density residential. The purposes of the RA-2 zone are to: 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 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.

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.

D.C. Municipal Regulations and D.C. Register ^{Beta}

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6751896	Submitted to ODAI	Notices, Opinions	Zoning Commission Notice of Filing: Case No. 17-17 (ANC 8A - Map Amendment @ Square 5564)	10/20/2017 Vol 64/42	10/5/2017 15:12:54
6751702	Submitted to ODAI	Notices, Opinions	Board of Zoning Adjustment - Application No. 19539 - Order - 74 R Street, LLC, - ANC 5E	10/20/2017 Vol 64/42	10/5/2017 13:04:31
6751605	Submitted to ODAI	Notices, Opinions	Board of Zoning Adjustment - Application No. 19517 - Order - James Wright & Sin Wah Li, - ANC 1B	10/20/2017 Vol 64/42	10/5/2017 12:58:26
6749665	Submitted to ODAI	Notices, Opinions	Board of Zoning Adjustment - Application No. 19451 - Order - The District of Columbia - ANC 6D	10/13/2017 Vol 64/41	10/4/2017 12:04:57
6748210	Submitted to ODAI	Public Hearing	Board of Zoning Adjustment - Public Hearing Notice - Wednesday, November 29, 2017	10/13/2017 Vol 64/41	10/4/2017 11:04:41
6742196	Confirmed	Notices, Opinions	Zoning Adjustment, Board of - Public Notice of Closed Meetings for October, 2017	10/6/2017 Vol 64/40	10/4/2017 08:48:57
6738413	Confirmed	Notices, Opinions	Zoning Adjustment, Board of - Case No. 19579 - 22 Bryant St NW, LLC - ANC 5E - Order	10/6/2017 Vol 64/40	10/4/2017 08:47:05
6738025	Confirmed	Notices, Opinions	Zoning Adjustment, Board of - Case No. 19565 - Ross and Sarah Kyle - ANC 6A - Order	10/6/2017 Vol 64/40	10/4/2017 08:45:33
6736667	Confirmed	Notices, Opinions	Zoning Adjustment, Board of - Case No. 19563 - Christopher and Courtney Backemeyer - ANC 6A - Order	10/6/2017 Vol 64/40	10/4/2017 08:44:16
6735988	Confirmed	Notices, Opinions	Zoning Adjustment, Board of - Case No. 19562 - Clayton and Stuart Hall - ANC 6A - Order	10/6/2017 Vol 64/40	10/4/2017 08:40:44