

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 17-27
(Spring Flats MD, LLC – Map Amendment @ Square 2902, Lots 804 and 807)
December 27, 2017

THIS CASE IS OF INTEREST TO ANC 4Cs and 1A

On December 15, 2017, the Office of Zoning received an application from Spring Flats MD, 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 Lots 804 and 807 in Square 2902 in northwest Washington, D.C. (Ward 4), on property located at 1125 Spring Road, N.W. The property is currently zoned RF-1. The Petitioner is proposing a map amendment to rezone the property to RA-2.

The RF-1 zone is intended to provide for areas predominately developed with attached row houses on small lots where no more than two dwelling units are permitted. The RF-1 zone permits a maximum height of 35 feet (60 feet for churches) within three stories and a maximum lot occupancy of 60% for dwellings and churches (40% for other structures).

The RA-2 zone is intended to permit flexibility of design by permitting all types of urban residential development if they conform to height, density, and area requirements; and to permit the construction of those institutional and semi-public buildings that would be compatible with the adjoining residential uses and that are excluded from the more restrictive residential zones. The RA-2 zone allows a maximum height of 50 feet (60 feet for churches); a maximum density of 1.8 floor area ratio; and a maximum lot occupancy of 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.