

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



**Z.C. CASE NO.: 17-28**

As Secretary to the Commission, I hereby certify that on January 9, 2018 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. *D.C. Register*
2. Cary Kadlecck, Esq.  
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6. Councilmember Nadeau
7. Office of Planning (Jennifer Steingasser)
8. DDOT (Jamie Henson and Anna Chamberlin)
9. Charles Thomas, Esq.  
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DCRA
10. Office of the Attorney General (Alan Bergstein)
11. At-Large Councilmembers:
  - Phil Mendelson
  - David Grosso
  - Elissa Silverman
  - Anita Bonds
  - Robert White, Jr.

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. 17-28**  
**(Community Three Development – Map Amendment @ Square 361)**  
**January 9, 2018**

**THIS CASE IS OF INTEREST TO ANC 1B**

On December 28, 2017, the Office of Zoning received an application from Community Three Development (the “Applicant”) for approval of a map amendment for the above-referenced property.

The property that is the subject of this application consists of Lot 827 in Square 361 in northwest Washington, D.C. (Ward 5), on property located at 1925 Vermont Avenue, N.W. The property is currently zoned RF-1. The Applicant is proposing a map amendment to rezone the property to the ARTS-2 zone. The District-owned property is improved with the historic Grimke School and a rear addition. The Applicant is seeking to rezone the property to make it consistent with the Comprehensive Plan and the zone of the surrounding properties, and to facilitate the redevelopment of the property.

The RF-1 zone is intended to provide for areas predominantly developed with attached row houses on small lots within which no more than two dwelling units are permitted. Either two dwelling units may be located within the principal structure or one each in the principal structure and an accessory structure. The RF-1 zone permits a maximum height of 35 feet (60 feet for a place of worship) in three stories and a 60% lot occupancy for most dwellings and places of worship (40% for all other structures).

The ARTS-2 zone is intended to permit medium-density, compact mixed-use development, with an emphasis on residential development. The ARTS-2 zone allows a maximum density of 3.5 floor area ratio (“FAR”) (4.2 maximum FAR under Inclusionary Zoning and 1.5 maximum FAR for non-residential development); a maximum height of 65 feet (70 feet under Inclusionary Zoning); and a maximum lot occupancy of 80% (20% for a public recreation center).

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.