


GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



**Z.C. CASE NO.: 18-10**

As Secretary to the Commission, I hereby certify that on July 3, 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* (07/05/18)
2. Kyrus Freeman and Joseph Gaon, Esqs.  
Holland & Knight
3. ANC 8A  
[8A@anc.dc.gov](mailto:8A@anc.dc.gov)
4. Commissioner Greta Fuller  
ANC/SMD 8A06  
[8A06@anc.dc.gov](mailto:8A06@anc.dc.gov)
5. Gottlieb Simon  
ANC
6. Councilmember Trayon White, Sr.
7. Office of Planning (Jennifer Steingasser)
8. DDOT (Anna Chamberlin)
9. Esther McGraw, Esq.  
General Counsel  
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:   
**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. 18-10**  
**(High Street, LLC – Map Amendment @ Square 5799)**  
**July 3, 2018**

**THIS CASE IS OF INTEREST TO ANC 8A**

On June 27, 2018, the Office of Zoning received a petition from High Street, LLC (“Petitioner”) for approval of a map amendment for the above-referenced property.

The property that is the subject of this petition consists of Lot 976 in Square 5799 in southeast Washington, D.C. (Ward 8), on property located at 2359 High Street, S.E. The property is currently zoned R-3. The Petitioner is proposing a map amendment to rezone the property to RA-2.

The purpose of the R-3 zone is to allow for row dwellings, while including areas within which row dwelling are mingled with detached dwellings, semi-attached dwellings, and groups of three or more row dwellings. It is intended to permit attached rowhouses on small lots. The R-3 zone allows a maximum height of 40 feet (three stories)<sup>1</sup>; maximum lot occupancy of 60% (for residential units, 40% for all other structures); and has minimum lot width and area requirements.

The purpose of the RA-2 zone is to permit flexibility of design by permitting all types of residential development if they conform to the height, density, and area requirements established for these zones; 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. The RA-2 zone provides for areas developed with predominately moderate-density residential buildings. The RA-2 zone allows a maximum height of 50 feet<sup>2</sup>; maximum lot occupancy of 60%; and a maximum density of 1.8 floor area ratio (“FAR”).

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.

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<sup>1</sup> Institutional buildings may be built to a height of 90 feet, provided the required setback is maintained.

<sup>2</sup> Places of worship may be built to a height of 60 feet (three stories) and institutional buildings may be built to 90 feet, provided the required setback is maintained.