

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



August 15, 2018

Via E-Mail:

Keep Meridian Hill Green Civic Association
Gary Youngblood, Chair

Re: Z.C. Case No. 18-12 (Keep Meridian Hill Green Civic Association – Map Amendment @ Square 2568, Lot 808)

Dear Mr. Youngblood:

The Office of Zoning has received and reviewed the request for the petition cited above, which requests:

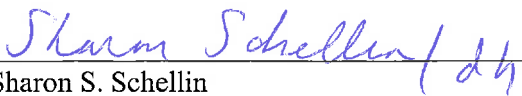
Review and approval of a map amendment from the RA-2 and RA-4 zones to the RA-2 zone for property located in the northwest quadrant of the District at the 2300 block of 16th Street, N.W. (on the west side of 16th Street between Crescent Place and Belmont Road), and also known as Square 2568, Lot 808.

The Office of Zoning has determined that your petition is complete, that it meets the basic filing requirements. This petition has therefore been accepted for processing.

The Office of Planning (OP) will further process this petition prior to it being presented to the Zoning Commission. The initial consideration given to the petition concerns whether the Commission should set the case down for a public hearing. OP will make a recommendation on that issue to the Zoning Commission at one of its monthly meetings. The Zoning Commission generally meets on the second and fourth Mondays of each month (with some exceptions) in the Office of Zoning Hearing Room, Suite 220-S, 441 4th Street, N.W., Washington, D.C. 20001.

Please contact this office to determine the meeting at which the Commission will consider your filing. If you have any questions, please call the Office of Zoning on (202) 727-6311.

Sincerely,



Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning
Attachment

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING**

Z.C. Case No. 18-12

(Keep Meridian Hill Green Civic Association – Map Amendment @ Square 2568, Lot 808)

August 15, 2018

THIS CASE IS OF INTEREST TO ANC 1C and 1B

On August 13, 2018, the Office of Zoning received a petition from Keep Meridian Hill Green Civic Association (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 808 in Square 2568 in northwest Washington, D.C. (Ward 1), which is located in the 2300 block of 16th Street, N.W., on the west side of 16th Street between Crescent Place and Belmont Road. The property is currently split-zoned RA-2 and RA-4. The Petitioner is proposing a map amendment to rezone the entire property to RA-2.

The RA-2 zone is intended 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 this zone and 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 provides for areas developed with predominantly moderate-density residential. The RA-2 zone allows a maximum height of 50 feet (up to 60 feet for churches and 90 feet for institutional structures, with required setbacks); maximum lot occupancy of 60%; and maximum density of 1.8 FAR.

The RA-4 zone is intended 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 this zone and 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-4 zone provides for areas developed predominantly with medium- to high-density residential. The RA-4 zone allows a maximum height of 90 feet; maximum lot occupancy of 75%; and maximum density of 3.5 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.