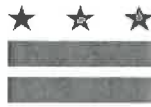


GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 18-12

As Secretary to the Commission, I hereby certify that on August 15, 2018 copies of the Z.C. Notice of Filing were sent via electronic mail to the following:

1. *D.C. Register*
2. Keep Meridian Hill Green Civic Association
c/o Gary Youngblood
keepmeridianhillgreen@gmail.com
3. ANC 1C
1C@anc.dc.gov
4. ANC 1B
1B@anc.dc.gov
5. Commissioner Amanda Perry
ANC/SMD 1C08
1C08@anc.dc.gov
6. Commissioner Nathan Ackerman
ANC/SMD 1B05
1B05@anc.dc.gov
7. Gottlieb Simon
ANC
8. Councilmember Nadeau
9. Office of Planning (Jennifer Steingasser)
10. DDOT (Anna Chamberlin)
11. Esther McGraw, Esq.
General Counsel
DCRA
12. Office of the Attorney General (Alan Bergstein)
13. At-Large Councilmembers:
 - Phil Mendelson
 - David Grosso
 - Elissa Silverman
 - Anita Bonds
 - Robert White, Jr.

ATTESTED BY:

Sharon 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. 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.