

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 19-25

As Secretary to the Commission, I hereby certify that on November 6, 2019, 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:

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 - Phil Mendelson
 - David Grosso
 - Elissa Silverman
 - Anita Bonds
 - Robert White, Jr.

ATTESTED BY:

A handwritten signature in blue ink that reads "Sharon S. Schellin". The signature is written over a horizontal line.

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. 19-25
(Airdome, LLC – Map Amendment @ Square 982)
November 6, 2019

THIS CASE IS OF INTEREST TO ANC 6A

On October 28, 2019, the Office of Zoning received an application from Airdome, LLC (the “Applicant”) for approval of a map amendment for the above-referenced property.

The property that is the subject of this application consists of Lots 57, 65, 68, 70, and 823 in Square 982 in northeast Washington, D.C. (Ward 6), on property located at 1101-1125 H Street, N.E. The property is currently zoned NC-16 and MU-4. The Applicant is proposing a map amendment to rezone the property to the NC-17 zone.

The MU-4 zone is intended to: permit moderate-density mixed-use development; provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core; and be located in low- and moderate-density residential areas with access to main roadways or rapid transit stops, and include office employment centers, shopping centers, and moderate bulk mixed-use centers. The MU-4 zone allows a maximum height of 50 feet; maximum lot occupancy of 60% (70% for Inclusionary Zoning [“IZ”]); maximum density of 2.5 floor area ratio (“FAR”) (3.0 FAR for IZ and 1.5 FAR for non-residential¹).

The H Street Northeast Neighborhood Mixed-Use (“NC”) zones were established to encourage a neighborhood-serving retail shipping district from 7th Street to 12th Street, N.E.

- The NC-16 zone is intended to permit mixed-use development at a moderate-density with an emphasis on the provision of retail uses. The NC-16 zone allows a maximum height of 50 feet and maximum density 2.5 FAR (3.0 FAR for IZ and 1.5 FAR for non-residential).
- The NC-17 zone is intended to permit mixed-use development at a moderate- to medium-density with an emphasis on the provision of retail uses. The NC-17 zone allows a maximum height of 65 feet (70 feet with IZ) and maximum density of 3.5 FAR (4.2 FAR for IZ and 1.5 non-residential).

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.

¹ In the MU-4 and MU-5 zones, an existing building on a lot with an area 10,000 sq. ft. or less, may have a maximum density of 2.0 FAR for non-residential uses, provided the uses are located in the ground story and the story directly above the ground story. For new construction, any additional use is limited to 0.5 FAR.