

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 19-30

As Secretary to the Commission, I hereby certify that on December 12, 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:

- | | |
|--|---|
| 1. <i>D.C. Register</i> (12/16/19) | 10. DDOT (Anna Chamberlin and Aaron Zimmerman) |
| 2. ANC 5D (ANC and Petitioner)
5D@anc.dc.gov | 11. Esther Yong McGraw, Esq.
General Counsel
DCRA |
| 3. ANC 7D (across the street)
7D@anc.dc.gov | 12. Office of the Attorney General (Max Tondro) |
| 4. ANC 6A (across the street)
6A@anc.dc.gov | 13. At-Large Councilmembers: <ul style="list-style-type: none">• Phil Mendelson• David Grosso• Elissa Silverman• Anita Bonds• Robert White, Jr. |
| 5. Gottlieb Simon
ANC | |
| 6. Councilmember Kenyan McDuffie | |
| 7. Councilmember Charles Allen | |
| 8. Councilmember Vincent Gray | |
| 9. Office of Planning (Jennifer Steingasser) | |

ATTESTED BY: *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. 19-30
(ANC 5D – Map Amendment @ Squares 4494, 4495, 4506, and 4507 and Parcel 160)
December 12, 2019

THIS CASE IS OF INTEREST TO ANC 5D, 7D, and 6A

On December 1, 2019, the Office of Zoning received an application from advisory Neighborhood Commission 5D (the “Petitioner”) for approval of a map amendment for the above-referenced property.

The properties that are the subject of this petition are located in the northeast quadrant of the District and approximately bounded by H Place, N.E. and midblock Square 4495 (north), 21st Street, N.E. (east), Benning Road (south), and 18th Street, N.E. and midblock Square 4507 (west).

The Petitioner proposes to rezone the following properties from RA-2 to RF-4:

- Square 4494, Lots 38-55, 75-82, 85-90, and 843.
- Square 4495, Lots 2-66.
- Square 4506, Lots 88-139 and 141-163.
- Square 4507, Lots 89-101, 112-118¹, and 143-164.

The Petitioner proposed to rezone the following properties from MU-4 to MU-5A:

- Parcels 160/38 (southern portion) and 160/22.²
- Square 4506, Lots 85-87, 164-166, 803, 805, 809, 811, 813, 817, 819, 821, and 823.
- Square 4507, Lots 119-132, 138-142, 166-170, 935, 937, 938, and 940.

The RA-2 zone is intended to provide for areas developed with predominately moderate-density residential uses. The RA-2 zone allows a maximum height of 50 feet (with exceptions for structures and buildings with specified setbacks – see Subtitle F § 203), a maximum lot occupancy of 60%, and maximum density of 1.8 floor area ratio (“FAR”).

The RF-4 zone is intended to provide for areas predominately developed with attached row houses of three or more stories. The RF-4 zone allows a maximum height of 40 feet and three stories (with exceptions for structures and buildings with specified setbacks –

¹ Lots 112-118 in Square 4507 were erroneously left off the initial petition and were subsequently added (see Ex. 1B for the correction).

² Lots 38 (southern portion) and 22 in Parcel 160 were listed in the initial petition as being in Square 4506 (see Ex. 1B for the correction).

see Subtitle E § 603), a maximum lot occupancy of 40%, and maximum density of 1.8 FAR for structures other than residences and churches.³

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. MU-4 zone allows a maximum height of 50 feet; a maximum lot occupancy of 60% (70% for Inclusionary Zoning [IZ]); and maximum density of 2.5 FAR (3.0 for IZ, 1.5 for non-residential, and 2.0 for existing building under certain circumstances – see Subtitle G § 402.2).

The MU-5 zone is intended to: permit medium-density, compact mixed-use development with an emphasis on residential use; provide facilities for shopping and business needs, housing, and mixed-uses for large segments of the District of Columbia outside of the central core. The MU-5-A zone allows a maximum height of 65 feet (70 feet for Inclusionary Zoning); a maximum lot occupancy of 80%; and maximum density of 3.5 FAR (4.2 for IZ, 1.5 for non-residential, and 2.0 for existing buildings under certain circumstances – see Subtitle G § 402.2).

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.

³ There are no specified FAR limitations for residences and places of worship in the RF-4 zone.