

**MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** Jonathan Kirschenbaum, AICP  
Development Review Specialist  
*JL for* Jennifer Steingasser, AICP  
Deputy Director, Development Review & Historic Preservation

**DATE:** October 5, 2020

**SUBJECT:** ZC Case 19-30 – Supplemental Report for a Petition by ANC 5D to Rezone 13.5 acres from RA-2 to RF-4 and to Rezone 4.3 acres from RA-2/MU-4 to MU-5A.

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At its September 17<sup>th</sup>, 2020 public hearing, the Zoning Commission (Commission) considered this petition by ANC 5D to rezone specified squares and lots from RA-2 to RF-4 (RF-4 Area) and from RA-2/MU-4 to MU-5A (MU-5A Area). As part of the discussion about the proposed map amendments, the Commission requested that the Office of Planning (OP) provide information on how many apartment buildings currently exist in the proposed RF-4 area.

Without readily available certificate of occupancy information from the Department of Consumer of Regular Affairs (DCRA) or up-to-date property information from the Office of Tax and Revenue (OTR), OP used a variety of sources to help identify existing apartment houses in the proposed RF-4 area. Such sources included DCRA SCOUT, OTR real property use classification, and a site visit. Google Street View was also used to determine how many mailboxes and meters were visible at buildings that were classified as having potentially three or more dwelling units in OTR's system.

In summary, there are approximately 210 existing buildings in the proposed RF-4 area of which there are approximately five existing apartment houses with four or more dwelling units and approximately two existing buildings in the process of being turned into apartment houses with four or more dwelling units<sup>1</sup>. These seven buildings represent approximately three percent of total buildings in the RF-4 area (Attachment 1).

As such, OP's recommendation of approval as discussed in previous reports remains unchanged, and with the exception of the existing multi-family building at 805 19<sup>th</sup> Street, NE<sup>2</sup> which OP has recommended remain zoned RA-2, OP recommends the Commission approve this application.

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<sup>1</sup> Both buildings appear to have had building permits issued prior to set down of the RF-4 zone.

<sup>2</sup> Also known as 1900 H Street, NE

Attachment I

