

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 21-17

As Secretary to the Commission, I hereby certify that on October 18, 2021, copies of the Z.C. Notice of Filing were sent via electronic mail to the following:

1. *D.C. Register*
2. Kyrus L. Freeman, Esq.
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3. ANC 8E
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4. Commissioner Kendall Simmons
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5. Gottlieb Simon
ANC
6. Councilmember Trayon White, Sr.
7. Office of Planning (Jennifer Steingasser)
8. DDOT (Jonathan Rogers & Aaron Zimmerman)
9. Esther Yong McGraw, Esq.
General Counsel
DCRA
10. Connor Rattey (DOEE)
11. Lead Attorney (Hillary Lovick, Esq.)
12. At-Large Councilmembers:
 - Phil Mendelson
 - Christina Henderson
 - Anita Bonds
 - Robert White, Jr.

ATTESTED BY:

A handwritten signature in blue ink that reads "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. 21-17
(Congress Park Community Partners, LLC – Map Amendment @ Square 5914)
October 18, 2021

THIS CASE IS OF INTEREST TO ANC 8E

On October 5, 2021, the Office of Zoning received an application from Congress Park Community Partners, 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 the eastern portion of Lot 806 in Square 5914 in southeast Washington, D.C. (Ward 8), on property located at 1351 Alabama Avenue, S.E. The property is currently zoned RA-1. The Applicant is proposing a map amendment to rezone the property to the MU-8 zone.

The RA-1 zone is intended to provide for areas predominantly developed with low- to moderate-density development, including detached dwellings, rowhouses, and low-rise apartments. The maximum density in the RA-1 zone district is 0.9 FAR (1.08 FAR with Inclusionary Zoning (“IZ”)). The maximum permitted height is 40 feet and three stories. The maximum permitted penthouse height is 12 feet and one story. The maximum lot occupancy is 40%.

The MU-8 zone is intended to permit medium-density, mixed-use development with a focus on employment in or near, among other locations, arterial streets and at rapid transit stops. The maximum density in the MU-8 zone district is 5.0 FAR (6.0 FAR for IZ developments), of which no more than 4.0 FAR may be devoted to non-residential uses. The maximum permitted height in the MU-8 zone is 70 feet with no limit on the number of stories. The maximum permitted penthouse height in the MU-8 zone is 20 feet and one story, with a second story permitted for penthouse mechanical space. The maximum lot occupancy for residential uses is 100%.

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.

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1115027	Submitted	Notices, Opinions, and Orders	Zoning, Office of	Zoning Commission Notice of Filing: Case No. 21-17 (Congress Park Community Partners, LLC - Map Amendment @ Square 5914)	Vol 68/44 10/29/2021	10/18/2021 1:55:04 PM
1115026	Submitted	Notices, Opinions, and Orders	Zoning, Office of	Zoning Adjustment, Board of - Case No. 20436-A - Schmidt Development, LLC - (ANC 6A) - Order	Vol 68/44 10/29/2021	10/18/2021 1:38:25 PM
1115024	Submitted	Notices, Opinions, and Orders	Zoning, Office of	Zoning Adjustment, Board of - Case No. 20502 - Michael and Cathryn Siemer - (ANC 6B) - Order	Vol 68/44 10/29/2021	10/18/2021 11:47:31 AM
1115013	Submitted	Notices, Opinions, and Orders	Zoning, Office of	Zoning Commission Order No. 20-09: Wagner, LLC (Consolidated Planned Unit Development and Related Map Amendment @ Square 5740, Lot 337)	Vol 68/44 10/29/2021	10/13/2021 12:13:10 PM
1115012	Submitted	Notices, Opinions, and Orders	Zoning, Office of	Zoning Adjustment, Board of - Case No. 20520(1) - JBG/55 New York, L.L.C., 75 New York Avenue, L.L.C., and JBG/1300 East Square, L.L.C. - (ANC 6B) - Order	Vol 68/44 10/29/2021	10/15/2021 10:01:58 AM