

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 22-34

As Secretary to the Commission, I hereby certify that on November 17, 2022, copies of the Z.C. Notice of Filing were sent via electronic mail to the following:

1. *D.C. Register*
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8. Councilmember Janeese Lewis George
9. Office of Planning (Jennifer Steingasser)
10. DDOT (Jonathan Rogers & Aaron Zimmerman)
11. Esther Yong McGraw, Esq.
General Counsel
DCRA
12. Connor Rattey (DOEE)
13. Lead Attorney - ZC (Hillary Lovick, Esq.)
14. 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". 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. 22-34
(Berean Baptist Church – Map Amendment @ Square 2991, Lot 77)
November 17, 2022

THIS CASE IS OF INTEREST TO ANCs 4B and 4D (as of 01/01/2023)

On November 11, 2022, the Office of Zoning received an application from Berean Baptist Church (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 southeastern portion of Lot 77 in Square 2991 in northwest Washington, D.C. (Ward 4), on property located at 924 Madison Street, N.W. The property is currently zoned RF-1. The Applicant is proposing a map amendment to rezone the property to the RA-2 zone.

The RF-1 zone is intended to provide for areas predominantly developed with low- to moderate-density development, including detached dwellings, rowhouses, and low-rise apartments. Two dwelling units may be located within the principal structure, or one dwelling unit may be located in the principal structure and one in an accessory structure. The maximum permitted height of residential buildings or structures and any additions thereto not including the penthouse or rooftop structure, shall not exceed 35 feet and three stories in the RF-1 zone. The maximum permitted building height for a place of worship is 60 feet and three stories. The maximum height for a penthouse is 2 feet and one story; except 15 feet and second story permitted for penthouse mechanical space. The maximum lot occupancy is 40-60%.

The RA-2 zone is intended to permit flexibility of design by permitting all types of urban residential development, so long as it conforms to the relevant height, density, and area requirements, and to 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 maximum density in the RA-2 zone is 1.8 FAR (2.16 FAR for IZ). The maximum permitted height in the RA-2 zone is 50 feet. The maximum permitted height of the penthouse is 12 feet and 15 feet for penthouse mechanical space. The maximum lot occupancy for residential uses is 60%.

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.