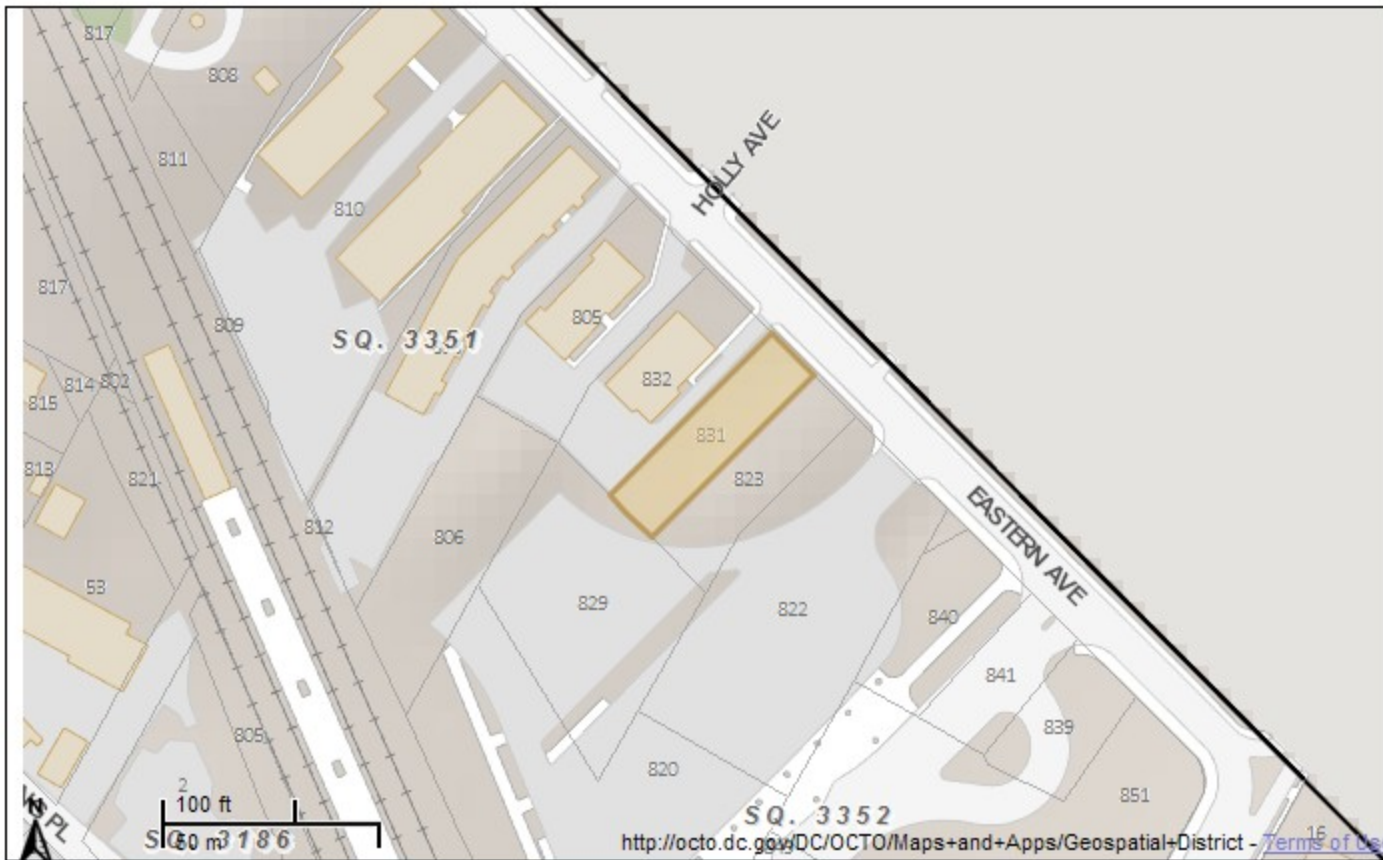




# Zoning Report for Square: 3352 Lot: 0831

September 15, 2013



## Zoning Data Summary\*

Square/Suffix/Lot	3352 / n/a / 0831
Premises Address	7032 EASTERN AV NW
Zoning District (s)	R-5-A
Overlay District (s)	
Pending Zoning District(s)	
Pending Overlay District(s)	
PUDs	None
Pending PUDs	None
Ward	4
Council Member	Muriel Bowser
ANC	4B
ANC Chairperson	Sara Green
SMD	4B01
Commissioner	Sara Green

\* For a detailed explanation of zoning related terms, please refer to the DC Zoning Map Glossary available at [http://maps.dcoz.dc.gov/css/Map\\_App\\_User\\_Guide/Glossary.pdf](http://maps.dcoz.dc.gov/css/Map_App_User_Guide/Glossary.pdf).

\*\* To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site.

Zoning Layers	Zone Districts	Pending Overlays	Active PUDs	Latitude: 38.976889, Longitude: -77.017221	
	Pending Zones	Baist Index	Pending		Campus Plans
	Overlays	Historic Districts	TDRs		CEA

While DCOZ is committed to providing accurate and timely zoning information via the zoning map, DCOZ cannot guarantee the quality, content, accuracy, or completeness of the information, text, graphics, links, and other items contained therein. All data visualizations on the zoning map should be considered approximate. Information provided in the zoning map should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. DCOZ assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. DCOZ retains the right to change any content on its zoning map without prior notice.



Permits matter-of-right development of single-family residential uses for detached and semi-detached dwellings, and with the approval of the BZA, new residential development of low density residential uses including row houses, flats, and apartments

Minimum Lot Width (ft)	Minimum Lot Area (sqft)	Maximum Occupancy (percentage)	Maximum Residential FAR	Maximum FAR Other Uses	Maximum FAR Permitted	Maximum Stories	Maximum Height (ft)	Side Yard Setback (ft)	Rear Yard Setback (ft)	Remarks	
Church		60	n/a	0.9	0.9	3	60		20	Pursuant to § 400.5, a building or other structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building or structure above the natural grade. Pursuant to § 400.9, an institutional building or structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot a distance of not less than one foot for each foot of height in excess of that authorized in the district in which it is located. Pursuant to § 405.4, one (1) side yard shall be provided for all structures.	
Public Schools	80	9000	60	n/a	1.8	1.8	3	90	20	Pursuant to § 400.5, a building or other structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building or structure above the natural grade. Pursuant to § 400.9, an institutional building or structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot a distance of not less than one foot for each foot of height in excess of that authorized in the district in which it is located. Pursuant to § 405.4, one (1) side yard shall be provided for all structures.	
One-Family Detached Dwelling	40	4000	40	0.9	n/a	0.9	3	40	8	20	Pursuant to § 400.5, a building or other structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building or structure above the natural grade.





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		40	n/a	2	2	3	40		20	Pursuant to § 400.5, a building or other structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building or structure above the natural grade. Pursuant to § 400.9, an institutional building or structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot a distance of not less than one foot for each foot of height in excess of that authorized in the district in which it is located. Pursuant to § 405.4, one (1) side yard shall be provided for all structures.
		20	n/a	0.9	0.9	3	45		20	Pursuant to § 402.6 and § 403.3, the maximum permitted FAR may exceed 0.9 up to 1.8 and the maximum lot occupancy may exceed 20% up to 40% with BZA approval. Pursuant to § 405.4, one (1) side yard shall be provided for all structures.
		40	0.9	0.9	0.9	3	40		20	Pursuant to § 400.5, a building or other structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building or structure above the natural grade. Pursuant to § 400.9, an institutional building or structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot a distance of not less than one foot for each foot of height in excess of that authorized in the district in which it is located. Pursuant to § 405.4, one (1) side yard shall be provided for all structures.



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Minimum Lot Width (ft)	Minimum Lot Area (sqft)	Maximum Occupancy (percentage)	Maximum Residential FAR	Maximum FAR Other Uses	Maximum FAR Permitted	Maximum Stories	Maximum Height (ft)	Side Yard Setback (ft)	Rear Yard Setback (ft)	Remarks
<b>Apartment house containing 3 or more dwelling units per floor</b>		40	0.9	n/a	0.9	3	40		20	Pursuant to § 400.5, a building or other structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building or structure above the natural grade Pursuant to § 405.4, two (2) side yards shall be provided for all structures.



### Cases / Orders

Listed below are the Zoning Commission Orders associated with the Square, Parcel or Lot (s) related to this Zoning Report. The Orders are available online at [http://dcoz.dc.gov/search/search\\_orders.asp](http://dcoz.dc.gov/search/search_orders.asp).

Case Number	Order No(s)	Case Number	Order No(s)
04-16	04-16		
78-24	240 268		

### Political Jurisdiction Representatives

Ward	4
Council Member	Muriel Bowser
Phone Number	
E-Mail Address	<a href="mailto:mbowser@dccouncil.us">mbowser@dccouncil.us</a>
Office Location	1350 Pennsylvania Ave, Suite 110, NW 20004
Website	<a href="http://dccouncil.us/council/muriel-bowser">http://dccouncil.us/council/muriel-bowser</a>
ANC	4B
ANC Chairperson	Sara Green
Phone Number	
E-Mail Address	<a href="mailto:4B01@anc.dc.gov">4B01@anc.dc.gov</a>
Office Location	7106 Piney Branch Road NW
Website	<a href="http://app.anc.dc.gov/wards.asp?ward=4&amp;office=B">http://app.anc.dc.gov/wards.asp?ward=4&amp;office=B</a>
SMD	4B01
Commissioner	Sara Green
Phone Number	
E-Mail Address	<a href="mailto:4B01@anc.dc.gov">4B01@anc.dc.gov</a>
Office Location	7106 Piney Branch Road NW
Website	<a href="http://app.anc.dc.gov/wards.asp?ward=4&amp;office=B">http://app.anc.dc.gov/wards.asp?ward=4&amp;office=B</a>