

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ZONING COMMISSION

Order No. 55

October 20, 1972

CASE No. 72-9

Pursuant to Notice, a hearing of the Zoning Commission was held on October 4, 1972, to consider an application by the District of Columbia Redevelopment Land Agency for amendments to the Zoning Map, as follows:

Change from R-4 to R-5-B Lots 57-62 inclusive, 136, 137, 165, 801, 802, 808-813 inclusive, 826, 827 and 831 in Square 1026.

Change from C-M-1 to R-5-B Lots 39, 40, 153, 154, 155, 815, 816 and 817 in Square 1026. Also part of public alley proposed to be closed in the same Square.

The following members of the Commission were present at the hearing: Sterling Tucker, Presiding; John A. Nevius; Richard L. Stanton.

Testifying on behalf of the application were: Lawrence Press, Director, Office of Planning, D. C. Redevelopment Land Agency; Robert E. Bates, Chairman, H Street Community Organization Project Area Committees; and Robert Collins, Housing Specialist for the Near Northeast Community Improvement Corporation.

FINDINGS OF FACT

1. The property under consideration is located at 1307-1341 I Street, N. E. , 1345 Florida Avenue, N. E. and 817-831 - 13th Street, N. E.
2. A need exists for home ownership opportunities for low and moderate income families in the area of the site.

3. The Urban Renewal Plan as approved by the City Council provides that housing can be developed on this site at a maximum density of sixty dwelling units and 160 bedrooms per acre. The controls further permit a height of 90 feet, an FAR of 1.8 and lot occupancy of 65%.

4. The FAR permitted in an R-5-B zone is the same as that permitted under the Urban Renewal Plan. The maximum lot occupancy permitted in an R-5-B zone (60%) is less than the maximum permitted under the Urban Renewal Plan. The maximum height permitted in an R-5-B zone (60 feet) is less than the maximum permitted under the Plan.

5. The property is to be developed as a part of the Neighborhood Development Program.

6. The Redevelopment Land Agency anticipates development of up to thirty-two townhouses units for low and moderate income families consistent with the requirements of an R-5-B District.

7. The Zoning Advisory Council recommended that the amendments be granted.

8. No testimony or statement in opposition to the application was offered.

CONCLUSIONS OF LAW

1. The proposed changes to the Zoning Map provide for districts whose requirements substantially conform to the desired character and uses for the site as defined in the Urban Renewal Plan.

2. The proposed amendments will allow the redevelopment urgently needed and desired in the area and thus will promote the health and general welfare of the city.

3. To permit the development of the area as proposed in the Urban Renewal Plan, R-5-B zoning is necessary.

4. The proposed changes are in harmony with the intent, purpose and integrity of the comprehensive zoning plan as embodied in the zoning regulations and map and will not tend to affect adversely the use of neighboring property in accordance with the regulations and map.

DECISION

In consideration of its findings and conclusions herein, the Commission ORDERS adoption of the following amendments to the Zoning Map, in accordance with the plan on file in the Office of the Zoning Commission and incorporated by reference hereto:

1. from R -4 to R-5-B for lots 57 through 62 inclusive, 136, 137, 165, 801, 802, 808 through 813 inclusive, 826, 827 and 831 in Square 1026;
2. from C-M-1 to R-5-B for lots 39, 40, 153 through 155 inclusive, and 815 through 817 inclusive; in Square 1026;
3. to R-5-B for the closed alley in Square 1026.

WALTER E. WASHINGTON

John A. Nevius
JOHN A. NEVIUS

Sterling Tucker
STERLING TUCKER

George M. White
GEORGE M. WHITE

Richard L. Stanton
RICHARD L. STANTON

ATTESTED :

Arthur B. Hatton
Arthur B. Hatton
Executive Director