

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ZONING COMMISSION

Order No. 56
October 20, 1972

Case No. 71-11

Pursuant to Notice, a hearing of the Zoning Commission was held on October 4, 1972, to consider an application by the District of Columbia Department of Environmental Services for an amendment to the Zoning Map, as follows:

Change from C-M-2 to C-M-3 parcels 260/12 and 253/25
(Near Square 6315) at 500 Overlook Avenue, S. W.

The following members of the Commission were present at the hearing: Sterling Tucker, Presiding; John A. Nevius; and Richard L. Stanton. Mr. Arthur Hatton, Executive Director, presented the reports submitted for the Commission's consideration.

FINDINGS OF FACT

1. The site under consideration is the west-central portion of the Blue Plains Water Pollution Control Plant, in the vicinity of Shepherd's Landing at Marbury Point.
2. Expansion plans for the Water Pollution Control Plant include construction of a Solids Processing Facility on the site under consideration. The project consists of a processing building approximately 600 feet by 280 feet with several sections of varying height. A 250 foot by 144 foot section at the southwest corner would rise to a height of 90.5 feet above grade, and

three stub stacks and a possible future fourth stub stack would be 110.5 feet in height.

3. The present zoning of the site is C-M-2 in which is permitted a maximum height of 60 feet, whereas the proposed amendment would permit a height of 90 feet.

4. The National Capital Planning Commission has been advised by the District of Columbia Government that the project is in conformance with the purposes of the National Environmental Policy Act of 1969, and it meets all applicable air and water quality control regulations.

5. The Zoning Advisory Council recommended that the application be granted.

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

CONCLUSIONS OF LAW

1. The expansion of the Water Pollution Control Plant to include a facility to process solid wastes will promote the health and general welfare of the city of Washington.

2. The proposed amendment would bring the expansion project into substantial compliance with the Zoning Regulations.

3. The proposed amendment would not adversely affect the character and uses of adjacent or neighboring districts.

4. The proposed change is 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:

Change from C-M-2 to C-M-3 parcels 260/12 and 253/25
(Near Square 6315) at 500 Overlook Avenue, S. W.



WALTER E. WASHINGTON



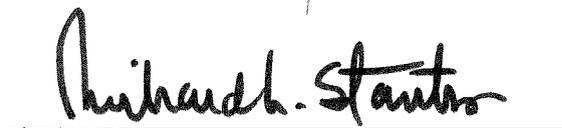
JOHN A. NEVIUS



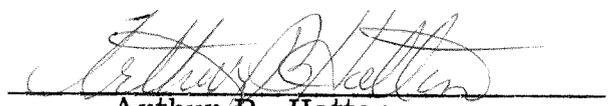
STERLING TUCKER



GEORGE M. WHITE



RICHARD L. STANTON

ATTESTED: 

Arthur B. Hatton
Executive Director