

# Government of the District of Columbia

## ZONING COMMISSION



Zoning Commission Order No. 88

Case No. 73-G

May 3, 1974

Pursuant to notice, a public hearing of the Zoning Commission was held on March 13, 1974, to consider an application by the National Capital Housing Authority for an amendment to the Zoning Map, as follows:

Change from R-5-A to C-2-B, Lots  
1 through 25 in Square 5055, located at  
600-738 Kenilworth Avenue, N.E. and  
601-765 Kenilworth Terrace, N.E.

### FINDINGS OF FACT

1. The site of the proposed text amendment to the Zoning Map is located on the block bounded by Kenilworth Avenue, Foote Street, Kenilworth Terrace and Hayes Street, N.E.
2. The area of the site is approximately 5.85 acres (Baist Atlas No. 4, Page 14).
3. The proposed amendment to the Zoning Map would increase the maximum allowable F.A.R. from 0.9 to 3.5 and the maximum height limit from 40 to 90 feet. In addition, retail and office uses would be permitted on the first and second floors of structures.
4. The subject site is part of the property formerly occupied by the Parkside Public Housing Project. It is the intention of the applicant to dispose of the entire site for a combination of public and private uses,

5. The subject site is located immediately adjacent to the entrance of the proposed Minnesota Avenue Metro Station. The proposed change to C-2-B would concentrate commercial density close to a proposed metro station. The applicant intends to develop the eastern portion of the subject site as commercial retail and office space. This portion of the project will also serve as the site for the Parkside Health Center of the Department of Human Resources, in order to serve local community needs.

6. The Zoning Advisory Council found that the proposed zone change would be consistent with the general welfare of the community and recommended that the Commission grant the application to amend the Zoning Map (TR. 7).

7. The Zoning Unit of the Office of Planning and Management reviewed the proposed zone change and recommended that the application for map amendment be approved (TR. 6-7).

8. James G. Banks, Executive Director of the National Capital Housing Authority testified that Square 5055 is appropriate and compatible for commercial uses because of its location immediately adjacent to the entrance of the approved Minnesota Avenue Metro Station and that the requested zone change would therefore be consistent with the general policy of the Zoning Commission in concentrating commercial and residential density closest to the metro stations. He further stated that a neighborhood retail facility located on the subject site would strengthen the market potential of the proposed neighborhood center (TR. 14). And that there is a clearly documented need for retail shopping space in the Kenilworth Corridor, which must be recognized and would be provided for by this amendment of the Zoning Map (TR. 12).

9. Francis L. Smith, MD, testified on behalf of a group of physicians who have applied for a Certificate of Need to allow for the construction of a hospital to serve the health needs of the Far Northeast Washington. Dr. Smith testified as to the need for an accessible hospital for Far Northeast and strongly supported this proposed rezoning so that a hospital, if approved, could be located on the subject site (TR. 29-30).

10. Mr. Robert Campbell testified that the Mayfair Parkside Paradise Civic Association voted to recommend approval of the proposed zone change (TR. 28).

11. There was no opposition to the proposed zone change evinced at the public hearing.

#### CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Commission hereby makes the following Conclusions of Law:

1. The height, bulk, and density of the proposed C-2-B zone district is appropriate for this area of the city because it would have beneficial impact on the character of the surrounding neighborhood.

2. The proposed zone change is appropriate because it would lessen congestion in the street, promote health and the general welfare, prevent undue concentration of population and the overcrowding of land, would promote such distribution of population and the uses of land as would tend to create conditions favorable to the health, safety, transportation, protection of property, provide recreational opportunities, and promote efficient supply of public services.

3. The proposed zone change is in harmony with the intent, purpose and integrity of the comprehensive zone plan as embodied in the Zoning Regulations and Map.

4. The approval of this zone change is in accordance with the Zoning Regulations of the District of Columbia, as amended, and the Zoning Act (Act of June 20, 1938, 52 Stat. 797), as amended.

#### DECISION

Upon consideration of the Findings of Fact and Conclusions of Law herein, the Zoning Commission hereby

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ORDERS APPROVAL of the following amendment of the Zoning  
Map:

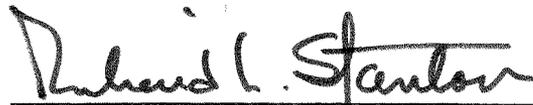
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ATTEST:

  
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Martin Klauber  
Executive Secretary