

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 105

CASE NO. 74-13
December 13, 1974

Pursuant to notice, a public hearing of the Zoning Commission was held on November 26, 1974, to consider an application by the Redevelopment Land Agency, the United House of Prayer for all People, and the First Rising Mount Zion Baptist Church for amendment to the Zoning Map, as follows:

A

Change of zone from R-4 to R-5-B; Square 447, lots 1-7, 25, 26, 29, 30, 35, 806-813, incl., 816, 817, 844, 852, 853, 854, 856-861 incl., 863, 865, 866, 867, 869-875 incl., 880 and 881; and adjacent alleys and streets to be closed; premises located at 601-609 and 625-633 N Street, 1302-1338 - 6th Street and 608-626 O Street, N.W.

B

Change of zone from R-4 and C-2-A to C-2-B: Square 448, lots 10, 11, 14, 15, 17, 18, 21, 22, 25, 29, 30, 32, 83, 84, 101, 102, 806-828, 830, 831, 832, 868, 869, 871, 872; and adjacent streets and alleys to be closed; premises located at 1201-1251 - 7th Street, 622-632 N Street, 1218-1248 - 6 1/2 Place and 631-635 M Street, N.W.

C

Change of zone from R-4 to R-5-B; Square 448, lots 82, 838, 841, 842, 843, 110, portions of lots 837 and 844; and adjacent streets and alleys

to be closed; premises located at 606-612 N Street and 1230-1240 - 6th Street, N.W.

D

Change of zone from R-4 to R-5-B; Square 448, lots 85, 92, 93, 800, 801, 802, 804, 805, 103, 104, 105, 109; and adjacent streets and alleys to be closed; premises located at 601-629 M Street, 1203-1211 and 1210 - 6 1/2 Place, N.W.

FINDINGS OF FACT

1. The site of the proposed amendment to the Zoning Map is bounded by M, 7th, O, and 6th Streets, N.W., located in the Shaw Urban Renewal Area.
2. The area of the site of the proposed amendment to the Zoning Map is approximately 267,600 square feet.
3. All property included in the proposed map amendment is owned by the Redevelopment Land Agency with the exception of 25,036 square feet, which is owned by the United House of Prayer for all People and 4,000 square feet, which is owned by the First Rising Mount Zion Baptist Church.
4. The Office of Planning and Management concluded, and the Commission finds, that the proposed map amendment is needed to carry out the detailed development proposals identified as Package A, by the Redevelopment Land Agency in the Shaw School Urban Renewal Area (TR. 11). These development proposals include:
 - a. Medium density, low and moderate income residential walk-up apartment type development in Square 447.
 - b. High density, low and moderate income elevator apartment type development with commercial facilities on the ground floor, and having its frontage along 7th Street, Northwest, in Square 448.

- c. A community park on Lot 31 in Square 448, to augment the open space opportunities of the residents in the surrounding developments.
- d. Expansion of the existing church facilities of the United House of Prayer for All People and the First Rising Mount Zion Baptist Church in Square 448.

5. The Office of Planning and Management testified, and the Commission finds, that the proposed amendment to the Zoning Map in the land contained in Part A of the proposed map amendment in Square 447 would allow the site to be developed for 96 dwelling units in walk-up apartments containing a combination of efficiencies, one-bedroom apartments, and two-bedroom apartments (TR. 12).

6. The Office of Planning and Management testified, and the Commission finds, that the proposed amendment to the Zoning Map would permit in the land contained in Part B of the proposed map amendment a high-rise building containing 162 dwelling units with commercial uses on the first floor and a 3-story walk-up apartment building containing 24 dwelling units. The Office of Planning and Management testified, and the Commission finds, that the proposed development of the land described in Part B of the map amendment is within the guidelines provided in the Shaw School Urban Renewal Plan and the C-2-B zone district (TR. 13).

7. The Office of Planning and Management testified, and the Commission finds, that the properties included in Part C of the application are in part owned by the First Rising Mount Zion Baptist Church, and that the proposed use of said properties would be a continuation of the existing uses and the expansion of existing church facilities (TR. 14).

8. The Office of Planning and Management testified, and the Commission finds, that a portion of land contained in Part D of the application is owned by the United House of Prayer for all People and that existing uses would continue with expanded facilities (TR. 14).

9. The staff of the Office of Planning and Management concluded, and the Commission finds, that:

- a. The requested zoning changes are needed to carry out the provisions of the Shaw

School Urban Renewal Area Plan and are intended to create a consistent zoning pattern in the area.

- b. The requested zoning changes will enable the Redevelopment Land Agency to provide much needed low and moderate income housing in the District of Columbia.
- c. The requested zone changes will enable RLA to provide for a coordinated site design in Squares 447 and 448 which would emphasize high density development along 7th Street, Northwest, and an appropriate transition from this high density development to the low density development east of 6th Street, Northwest.

11. The Zoning Advisory Council testified, and the Commission finds, that the purpose of the proposed map amendment is to enable the Redevelopment Land Agency to carry out the provisions of the Urban Renewal Plan to develop a consistent zoning pattern in this area of the city, and to permit the construction of critically needed low-moderate income housing (TR. 6, 9). The Zoning Advisory Council recommended that the Commission grant the requested map amendment (TR. 9).

12. The Redevelopment Land Agency testified, and the Commission finds, that the proposed map amendments are necessary to carry out the Urban Renewal Plan by providing for high density development along 7th Street, N.W. and a lower density to the rear along 6th and 5th Streets, N.W. (TR. 18).

13. The Redevelopment Land Agency testified, and the Commission finds, that the proposed map amendment would allow for the expansion of the First Rising Mount Zion Baptist Church and also for the United House of Prayer, the development of a major park of 26,000 square feet (TR. 19-20).

14. There was testimony from persons supporting the proposed map amendment and there was no opposition evinced to said amendment in the public hearing (TR. 21-24).

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 map amendment is appropriate for this area of the city because it would have beneficial impact on the character of the surrounding neighborhood, by implementing the Shaw School Urban Renewal Plan.

2. The proposed zone change is appropriate because it would lessen congestion in the streets, 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 map amendment 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 ORDERS APPROVAL of the following amendment of the Zoning Map:

A

Change of zone from R-4 to R-5-B; Square 447, lots 1-7, 25, 26, 29, 30, 35, 806-813, incl., 816, 817, 844, 852, 853, 854, 856-861 incl., 863, 865, 866, 867, 869-875 incl., 880 and 881; and adjacent alleys and streets to be closed; premises located at 601-609 and 625-633 N Street, 1302-1338 - 6th Street and 608-626 O Street, N.W.

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ATTEST:

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