

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 113

CASE NO. 74-15

AUGUST 5, 1975

Pursuant to notice, a public hearing of the Commission was held on May 21, 1975, to consider an application by William J. Trittipoe for an amendment to the zoning map, as follows:

Change from R-2 to R-4, lots 14 and 805
in Square 1675, located at 4224 River
Road, N.W..

FINDINGS OF FACT

1. The site of the proposed amendment to the zoning map is located on the southwest side of River Road between 42nd and 43rd Streets, N.W..
2. The area of the site of the proposed amendment to the zoning map is approximately 7,875 square feet. The subject site is presently zoned R-2. The subject site is presently improved with a single-family detached dwelling unit. The applicant proposes to demolish said dwelling unit and replace it with four row dwellings,
3. The proposed amendment would change the existing zoning of the site from R-2 (one-family semi-detached dwellings - minimum lot width of 30 feet, minimum lot area of 3,000 square feet, 40% lot occupancy, 3 stories and 40 feet height limit) , to R-4 (row dwelling - minimum lot width of 18 feet, minimum lot area of 1,800 square feet, 60% lot occupancy, 3 stories and 40 feet height limit).

4. The proposed amendment would extend the adjacent R-4 zoning to permit construction of row houses on the subject site.

5. The said site is located within the Tenley Circle Metro Impact Area: is approximately 1,000 feet from the proposed station, The requested amendment would increase the maximum number of dwelling units which could be built on the site from 2 to 8. The Metro Impact Study, that has been underway since August 1974, indicates that transition uses would be desirable to separate the commercial activities along Wisconsin Avenue from the stable single-family detached residential areas to the west of Wisconsin Avenue. This transition could be accomplished by allowing a moderate level of residential development which is basically compatible with both commercial and residential activities of the area as an intermediate strip between the two existing types of uses (TR 4-9).

6. This amendment is consistent with the planning done to this point by the Municipal Planning Office for the Tenley Circle area; the level of service of existing community facilities would not be over-taxed by the addition of these units; the amendment would allow for the construction of additional houses in an area of the city where housing is in short supply and help to encourage stabilization of this area by intensifying the buffer between the existing commercial and single-family residential houses (TR 10).

7. The Municipal Planning Office recommended approval of this proposed amendment (TR 10).

8. The Tenley Citizens Advisory Eoard testified in support of the application, expressing concern that the proposed townhouses be compatible with the immediately adjacent townhouses, that off-street parking be provided for each resident, and that the townhouses be single-family units only (TR 18-19).

9. Two parties presented testimony opposing this application (TR 30-39).

10. Three persons testified in support of this proposed amendment (TR 39-47).

CONCLUSIONS OF LAW

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

1. The height, bulk, and density of the proposed R-4 zone district is appropriate for this site because it would provide for a transition between the commercial and residential activities in the area by allowing a moderate level of development compatible with existing uses.

2. The proposed zone change is appropriate because it would 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 ORDERS APPROVAL of the following amendment of the Zoning Map:

Change from R-2 to R-4, lots- 14 and 805
in Square 1675, located at 4224 River
Road, N.W. .

BY UNANIMOTJS DECISION OF THE ZONING COMMISSION

ATTEST:


Martin Rlauber
Executive Secretary