

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 120

CASE NO. 75-7 A, B, & C

DECEMBER 8, 1975

Pursuant to notice, a public hearing of the Zoning Commission was held on October 30, 1975, to consider an application by the District of Columbia Department of Housing and Community Development for an amendment to the Zoning Map, as follows:

A

Change of zone from C-M-1, R-4, and C-2-A to R-5-B; Square 551, lots 27 through 32 inclusive, 60, 61, 62, 72, 73, 74, 75, 124, 125, 126, 163 through 178 inclusive, 188, 189, 200 through 205 inclusive, 846, 847, 848, 860, 866, 870, 871, 877, 879, 880, 892 through 899 inclusive, 901 through 907 inclusive, 909, and 910; and adjacent public alleys to be closed; 1600 through 1634 - 1st Street, N.W.; 100 through 132 Florida Avenue, N.W.; 134 through 240 R Street, N.W.; 1603, 1617 through 1649 - 3rd Street, N.W.; 101 through 243 Q Street, N.W.

B

Change of zone from R-4 to R-5-B; Square 522, lot 10; Square 512, lots 32, 39 through 46 inclusive, 52, 53, 54, 57 through 77 inclusive, 84 through 95 inclusive, 99, 100, 103 through 108 inclusive, 801 through 822 inclusive, 824 through 833 inclusive, 835, 836, 837, 838, 840 through 844 inclusive, 847 through 851 inclusive, 854, 857, 858, 859, 862, 863, 864, 865, 871 through 876 inclusive, 878 through 882 inclusive, 885

through 915 inclusive, the portions of 866, 867, 868, 869 that are west of the line created by extending the eastern border of lot 892; and adjacent public streets and alleys to be closed: 407 through 483 N Street, N.W.; 432 through 470 Neal Place, N.W.; 419 through 463 Neal Place, N.W.; 1326 New Jersey Avenue, N.W.; 1305 through 1337 - 5th Street, N.W.; 400 through 478 O Street, N.W.; 1322 through 1344 - 4th Street, N.W.

C

Change of zone from R-4 to R-5-B; Square 481, lots 17, 19, 21, 22, 800 through 806 inclusive, 810 through 815 inclusive, 826 through 829 inclusive, 835 through 848 inclusive, 852, 853, and 854; located 501 through 515 M Street, N.W.; 1203 through 1251 - 6th Street, N.W.; 508 N Street, N.W.; 1204 through 1244 - 5th Street, N.W.

FINDINGS OF FACT

1. The site A of the proposed amendment to the Zoning Map is bounded by First, Q, 3rd, and R Street, and Florida Avenue, N.W., located in the Shaw School Urban Renewal Area. The area of the site is approximately 313,000 square feet.
2. The site B of the proposed amendment to the Zoning Map is bounded by New Jersey Avenue, N, 5th, and O Streets, N.W. The area of the site is approximately 283,580 square feet.
3. The site C of the proposed amendment to the Zoning Map is bounded by M, N, 5th, and 6th Streets, N.W. The areas of the site is approximately 92,400 square feet.
4. All property included in the proposed map amendment is owned by the Department of Housing and Community Development.
5. The Commission finds that the proposed map amendment is needed to carry out the detailed development proposals for Disposition Lots 15, 17, and 18; these development proposals include:

- 75-7A - Disposition Lot 15, low density residential use, 30 dwelling units and 100 bedrooms per acre.
- 75-7B - Disposition Lot 17, low density residential use, 30 dwelling units and 100 bedrooms per acre, 4 stories in height, and the minimum of 1 parking space for each two dwelling units.
- 75-7c - Disposition Lot 18, low density residential development with same limitations as set out above.

6. The Commission finds that the proposed amendment to the Zoning Map contained in Part A of the proposed map amendment would allow for the development of 16 townhouses and 146 walk-up apartments, with a density per acre of approximately 26 units with a parking ratio of one space for every 1.6 dwelling units (TR. 5, 7).

7. 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 the development of 14 townhouses, 131 walk-up apartments, with a density of approximately 26 units per acre, and a parking ratio of one space for every 1.6 dwelling units (TR. 6-7).

8. The Commission finds that the properties contained in Part C of the proposed map amendment would be developed with 12 townhouses, 34 walk-up apartments, with one parking space for each dwelling unit, at a density of 26 units per acre (TR. 7).

9. The Commission finds that the map amendment would allow for the construction of a total of 42 townhouses, 311 walk-up apartments and 220 off-street parking spaces, and that such development would adhere to the Urban Renewal Plan controls which are more restrictive than the provisions of the R-5-B zoned districts (TR. 5-7).

10. The Commission finds that:

A. The requested zone changes are needed to carry out the provisions of the Shaw School Urban Renewal Area Plan and will provide the necessary envelope that will allow for the development of the sites in accordance with the Plan.

B. The requested zone changes would enable the Department of Housing and Community Development to provide much needed low and moderate income housing in the District of Columbia.

C. The requested zone changes would have a stabilizing influence on the immediate neighborhood and are in harmony with the general purpose and intent of the Zoning Regulations and Map.

11. The Commission finds that the proposed zone changes would achieve a transition from the high density along the 7th Street portion of the Renewal Area to the lower densities in the interior of the project area, pursuant to the Urban Renewal Plan (TR. 10, 21, 25).

12. There was no opposition evinced to the proposed map amendment at the public hearing (TR. 26).

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

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BY UNANIMOUS DECISION OF THE ZONING COMMISSION

ATTEST:



MARTIN KLAUBER
Executive Secretary

(Commissioner George M. White not present at public hearing and therefore casting no vote).