

Government of the District of Columbia

ZONING COMMISSION



CASE NO. 76-8

ZONING COMMISSION ORDER NO. 129

July 19, 1976

Pursuant to notice, a Public Hearing was held on June 30, 1976, to consider an application by the D. C. Department of Housing and Community Development on behalf of the U.S. Department of Housing and Urban Development, for amendments of the Zoning Map, as follows:

- A. Change from R-5-C to C-2-B, Lot 21, Square 4325, and
- B. Change from C-2-B to R-5-C the nearby area zoned C-2-B by Zoning Commission Order No. 69, Case No. 72-26, August 3, 1973.

FINDINGS OF FACT

1. The application requested an amendment of the Zoning Map from R-5-C to C-2-B Lot 21, Square 4325.

2. At the hearing, upon recommendation of the Commission, the applicant amended the application to include a change of the Zoning Map from C-2-B to R-5-C the nearby area zoned C-2-B by Zoning Commission Order No. 69, Case No. 72-26, August 3, 1973.

3. Both areas are within the Fort Lincoln Urban Renewal area.

This request for C-2-B zoning is intended as a substitution for the area near Bladensburg Road, N. E., which was zoned C-2-B as part of the general zoning plan for Fort Lincoln, in 1973.

5. Both C-2-B areas are consistent with the Urban Renewal Plan of July 26, 1972.

6. The new C-2-B location is based on more detailed design and development studies than were available in 1973 when the original Fort Lincoln Zoning was established.

7. The 1973 records of Case No. 72-26 show that the size and location of the C-2-B community business centers were not worked out in detail and that at a future time the Zoning Commission would be asked to make appropriate modifications to the Zoning Map.

8. The design and development of the Fort Lincoln Urban Renewal Project has now advanced to the point where this amendment to the Zoning Map is needed in order to convey the site for development of the first commercial-residential complex.

9. Proposed development of the site calls for a high rise residential structure with retail and service space on the ground level, to be located near the center of the lot, with parking on the Bladensburg Road side and open space on the opposite side. The residential portion of the project will be for the elderly and compliment the existing housing for the elderly located on Lot 20. The retail and service facilities will serve residents of the Fort Lincoln project and nearby neighborhoods.

10. The site has frontage on Bladensburg Road and the new Spine Road within Fort Lincoln. The body of Lot 21 is connected to the Spine Road by a finger of land approximately 30 feet wide and 195 feet long. This finger of land is intended to serve two purposes as follows:

- A. To provide frontage on Spine Road, which is at a higher elevation than Bladensburg Road, so that the building height may be taken from the higher curb at Spine Road.
- B. To provide a pedestrian link with the rest of the Fort Lincoln project.

11. The application requested C-2-B zoning for all of Lot 21 including the above-mentioned finger of land fronting on Spine Road.

12. Lot frontage on Spine Road is necessary to implement the proposed development in accordance with the Urban Renewal Plan. However, C-2-B zoning of the approximately 30 feet wide and 195 feet long finger of land is not necessary.

13. No one appeared or submitted a statement on behalf of the Advisory Neighborhood Commission.

14. There was no opposition to the Granting of this application, on record or at the hearing,

15. The National Capital Planning Commission, at its meeting on July 8, 1976, pursuant to Section 5 of the Act of June 20, 1938, as amended by the District of Columbia Self-Government and Governmental Reorganization Act (D.C. Code, Sec. 5-417), reported to the Zoning Commission that the decision in the proposed Order of July 3, 1976 is in accordance with the Urban Renewal Plan for the Fort Lincoln Urban Renewal Area and would not have a negative impact on the interests or functions of the Federal establishment within the National Capital.

CONCLUSIONS OF LAW

1. The proposed amendments to the Zoning Map are consistent with the Fort Lincoln Urban Renewal Plan.

2. The proposed amendments will not have any adverse effect on the character and use of adjacent or neighboring districts.

3. The proposed amendments are in harmony with the intent, purpose and integrity of the comprehensive zoning plan as embodied in the Zoning Regulations and Map.

DECISION

In consideration of the findings and conclusions herein, the Commission orders approval of the amended application as further modified below and orders ADOPTION of the following amendments to the Zoning Map:

- A. Change from R-5-C to C-2-B Lot 21, Square 4325, D.C. Surveyor's plat - page 48, book 165, June 21, 1976, except for that portion fronting on Spine Road measuring approximately 30 feet wide and an average of 195 feet long.

July 19, 1976

- B. Change from C-2-E to R-5-C the nearby area zoned C-2-B by Zoning Commission Order No. 69, Case No, 72-26, August 3, 1973,

BY: *Ruby B. McZier*
RUBY B. McZIER, Chairperson

ATTESTED: *Arthur B. Hatton*
ARTHUR B. HATTON

Richard L. Stanton
RICHARD L. STANTON

George M. White
GEORGE M. WHITE