

Government of the District of Columbia

ZONING COMMISSION



ORDER NO. 130

September 9, 1976

CASE NO. 75-14

Pursuant to notice, a Public Hearing was held on May 26, 1976, to consider application No. 75-14, by Steven Raab and on August 12, 1976 the Commission authorized the issuance of the following order:

Change from R-1-B and C-2-A to C-M-1, Lot 28 and from R-1-B to C-M-1, Lots 800, 801, 48 and 49, all in Square 3187, located on Blair Road, N. W., between Chestnut Street and Cedar Street.

FINDINGS OF FACT

1. The site of the proposed amendment is on Blair Road N. W., between Chestnut Street and Cedar Street.
2. The application requested an amendment of the Zoning Map from R-1-B to C-M-1. However, it was noted at the hearing that Lot 28 in Square 3187 is split zoned R-1-B and C-2-A.
3. At the hearing the Commission accepted an amendment to the application to read as follows:  

Change from R-1-B and C-2-A to C-M-1 Lot 28, and from R-1-B to C-M-1, Lots 800, 801, 48 and 49, all in Square 3187.
4. The area of the site is approximately 19,020 square feet.
5. The site is bordered on the north by C-M-1, on the east by C-2-A and on the west and south by R-1-B Districts.

6. The Takoma Park Metro stop lies approximately one block to the southeast of the site.

7. In March, 1975, a draft plan for Takoma, D. C. was released by the Municipal Planning Office. The plan recommends (P.17) that the light manufacturing outlets remain and be permitted to expand with retail outlets onto Blair Road. This plan includes two alternatives, both of which, recommend a commercial use designation for the subject site (C-1 or C-R Zoning).

8. The Municipal Planning Office recommended approval of the application as conforming with the commercial objectives listed in the draft plan for Takoma, D. C.

9. Advisory Neighborhood Commission - 4B recommended that the requested zoning be approved.

10. The Municipal Planning Office is engaged, with citizen participation, in an effort to prepare a plan for this area. While this has not been completed, the Commission notes that it is well advanced and that the application is consistent with the alternatives set forth in the proposed plan.

11. There was no opposition, on record or at the hearing to the granting of this application. There is substantial neighborhood support for it.

12. At its meeting of July 8, 1976 the National Capital Planning Commission reported to the Zoning Commission that the proposed action to grant the Map amendment, "would not have a negative impact on the interests of the Federal establishment within the National Capital."

#### CONCLUSIONS OF LAW

1. The proposed amendment of the zoning of the site to C-M-1 is appropriate because it would allow development which is compatible with the existing and planned uses in the area.

2. The proposed C-M-1 zoning is consistent with existing zoning and development in the area and will not produce any adverse effect on the character and use of adjacent or neighboring districts.

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

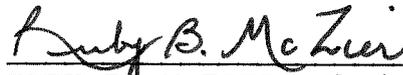
Zoning Commission  
Case No, 75-14  
Page 3  
September 9, 1976

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

DECISION

In consideration of the findings and conclusions herein, the Commission Orders ADOPTION of the following amendment to the Zoning Map:

Change from R-1-B and C-2-A to C-M-1 Lot 28  
and from R-1-B to C-M-1 Lots 800, 801, 48 and  
49 all in Square 3187, located on Blair Road,  
N. W., between Chestnut Street and Cedar Street.

  
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RUBY B. McZIER, Chairperson

ATTEST:   
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ARTHUR B. HATTON  
Executive Secretary