

Government of the District of Columbia

ZONING COMMISSION



ORDER NO. 145  
February 17, 1977  
Case No, 76-13

Pursuant to notice, a Public Hearing of the Zoning Commission was held on October 28, 1976 and continued on November 11, 1976, to consider application No. 76-13 (Norman L. and Oliver H.D. Johnson, applicants). The Commission considered the following:

Change from R-2 to R-4; Square 1675, Lot 810,  
located at 4228 River Road, N.W.

FINDINGS OF FACT

1. The site of the proposed map amendment is one lot located on the southwest side of River Road, between 42nd and 43rd Streets, N.W.
2. The area of the site is approximately 7,875 square feet.
3. The site is bordered on the northeast, northwest, and southwest by R-2 districts and on the southeast by R-4 zoning.
4. In August of 1975, the Commission approved R-4 zoning for the adjoining lot to the southeast.
5. Approval of the application would result in a continuation of R-4 zoning for the frontages on River Road in the subject square.
6. A plan is being prepared by the Municipal Planning Office, with citizen participation, for this area known as the Tenley Sectional Development Plan. 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.
7. The National Capital Planning Commission on January 13, 1977 reported that the Zoning Commission Map Amendment would not have a negative impact on the interest or functions of the Federal establishment in the Nation's Capital.
8. Immediately across River Road from subject property are two semi-detached dwellings. Row-houses exist on properties

directly abutting the subject site on the southeast and single-family detached houses exist on the northwest.

CONCLUSIONS OF LAW

1. The proposed R-4 zoning amendment is appropriate because it would allow development which is compatible with the existing and planned use in the area.
2. The proposed amendment 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.
4. The Map Amendment would not have a negative impact on the interest or functions of the Federal establishment in the Nation's Capital.
5. 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-2 to R-4; Square 1675, lot 810,  
located at 4228 River Road, N.W.

  
RUBY B. MCZIER  
Chairperson

  
ARTHUR B. HATTON  
Executive Secretary