

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 146

May 27, 1977

Case No. 76-16

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. 76-16 initiated by the Zoning Commission.

FINDINGS OF FACT

- 1 The proposed zoning map change is from R-2 to R-4 for Lots 802, 808, 33 and 32 in Square 1675, located at 4232, 4236 and 4240 River Road and 4230 Chesapeake Street, N.W.
- 2 The site of the proposed amendment consists of four lots located on the southwest side of River Road between 42nd and 43rd Streets, N.W.
- 3 The area of the site is approximately 18,000 square feet.
4. The site is bordered on the northeast, northwest and southwest by R-2 districts. At the same hearing, the Commission considered a change from R-2 to R-4 for the abutting property to the southeast (Z.C Case No. 76-13).
5. Immediately across River Road to the north from the subject property are two semi-detached dwellings, while to the east, west and south are single-family detached dwellings.
6. The owners of the affected properties opposed the rezoning, expressing concerns that it would increase their property taxes. The owners also indicated that they intended to maintain the existing buildings on their property as single-family residences.
7. The National Capital Planning Commission on January 13, 1977 reported that the Zoning Map Amendment would not have a negative impact on the interest or functions of the Federal establishment in the Nation's Capital.

- 8 'The subject property is within the Tenley circle Sectional Development Plan area, however, the S.D.P. has not yet been adopted by the Commission.

CONCLUSIONS OF LAW

1. The proposed amendment is consistent with current plans for the area. However, the Commission concludes that the amendment at this time is pre-mature.
2. The decision of this order is in conformity with the entirety of the District's zoning plan as embodied in the Zoning Regulations and Map of the District of Columbia.
3. This action is in accordance with the Zoning Act (Act of June 20, 1938, 52 Stat. 797).

DECISION

In consideration of the Findings and Conclusions herein, the Commission orders DENIAL of the following amendment to the Zoning Map:

Change from R-2 to R-4; Square 1675, Lots 802, 808, 33 and 32 located at 4232, 4236 and 4240 River Road, and 4230 Chesapeake Street, N.W., respectively,


THEODORE F. MARIANI
Chairman


ARTHUR B. HATTON
Executive Secretary