

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 152

CASE NO. 75-18P

MAY 5, 1977

Pursuant to notice, a public hearing was held by the District of Columbia Zoning Commission on August 5, 1976, to consider the preliminary application for a Planned Unit Development and related Zoning Map change, filed by W.C. and A.M. Miller Development Comapany.

FINDINGS OF FACT

1. This is an application for preliminary approval of a planned unit development and for a zoning change from R-1-B to R-4 to complement the proposed development.

2. The site is located on the west side of Massachusetts Avenue, N.W., with frontage on 48th Place between Fordham Road and Van Ness Street, N.W., Square 1530, Lots 800 and 801 and Square 1501, Lot 800. The site contains 151,500.38 square feet or 3.52 acres.

3. The owners seek permission to erect 41 dwellings consisting of: 15 semi-detached, 8 detached and 18 row units.

4. The site plan shows short rows of houses lined up uniformly along Massachusetts Avenue, N.W., Fordham Road and 48th Place. The houses fronting on Van Ness Street are detached and some effort has been made to vary the front set backs. The interior of Square 1530 is devoted to a parking lot with entrances onto 48th Place and Van Ness Street.

5. The area surrounding the site is zoned R-1-B and R-1-A, except for the C-2-A district on both sides of Massachusetts Avenue and across Fordham Road, west of the site.

6. The C-2-A district is developed with a department store, a chain food store, service stations and assorted small shops. The remainder of the surrounding area consists of well established single-family dwellings, except for non-conforming apartment houses located on 47th Street between Upton and Tilden Streets. A 40 acre vacant tract zoned R-1-A is located northwest of the subject site. The site is less than a mile from the Montgomery County, Maryland line and the American University campus is 3 blocks to the east along Massachusetts Avenue.

7. Massachusetts Avenue is a major radial thoroughfare. Good bus transportation is available to the site and two proposed Metro stations will be located within one mile of the site.

8. The school-age population expected from the proposed project can be accommodated by the public schools. Other public services in the area are adequate as are all utilities, except gas.

9. Based on the testimony of the D.C. Department of Transportation, the traffic generated by the proposed development will not have a negative impact on surrounding streets.

10. The National Capital Planning Commission reported "that the proposed development is not inconsistent with the General Land Use Objectives 1970/1985. ..which indicated a predominant residential density of under 30 dwelling units per net acre."

CONCLUSIONS OF LAW

1. The P.U.D. process is an appropriate means of controlling the development of the subject site.

2. The site plan submitted by the applicant fails to meet all of the objectives of the P.U.D. concept.

3. The decision in this order is consistent with the comprehensive zoning plan as embodied in the Zoning Regulations and Map of the District of Columbia.