

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 153
CASE NO. 76-12
MAY 5, 1977

Pursuant to notice, the District of Columbia Zoning Commission held a public hearing on October 21, 1976, November 18, 1976 and December 2, 1976 to consider an application from Joseph L. Bonnett, President of the Equity Construction Company, Inc., for an amendment to the Zoning Map.

FINDINGS OF FACT

1. The applicant requested a Zoning Map change from R-1-B to R-4 for Lots 812 and 813 in Square 2695 located at the northeast corner of the intersection of 16th Street, and Arkansas Avenue, N.W.

2. The area of the site is approximately 19,671 square feet with a frontage of 271 feet on 16th Street, 180 feet on Arkansas Avenue, and 122 feet on the abutting public alley to the east.

3. Abutting the subject property to the north is a parcel of land zoned R-1-B formerly used as a non-conforming gasoline service station, which is presently abandoned. Immediately to the northeast of the subject property on Arkansas Avenue lie single-family row houses, which are zoned R-4.

4. The applicant seeks permission to erect eight, possibly nine row flats (18 total dwelling units) on the subject property.

5. The Commission finds that the area is single-family in character.

6. The Commission finds that the area has the water and sewer capacity to serve the development of this site.

7. The Department of Environmental Services will collect refuse from the dwellings built on the site. Collection of that refuse will be no problem as long as the existing alley at the rear of the site remains open and access to the property is maintained.

8. The Commission finds that other public services are available and adequate to service the subject property.

9. Advisory Neighborhood Commission 4C-10 does not support the requested zoning.

10. The National Capital Planning Commission on February 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.

CONCLUSIONS OF LAW

1. The proposed R-4 amendment would be incompatible with the single-family character of the area.

2. The proposed R-4 amendment would not be in harmony with the intent, purpose, and integrity of the comprehensive zoning plan as embodied in the Zoning Regulations and Map.

3. R-3 zoning is appropriate because it would allow development which is compatible with the existing and planned use in the area.

4. An R-3 Map Amendment would not have a negative impact on the interest or functions of the Federal establishment in the Nation's Capital.

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

6. The action for this order 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 ADOPTION of the following amendment to the Zoning Map:

Change from R-1-B to R-3, Lots 812 and 81.3 inclusive in Square 2695, located at the northeast corner of the intersection of 16th Street and Arkansas Avenue, N.W.



THEODORE F. MARIANI
Chairman



ARTHUR B. HATTON
Executive Secretary