

Government of the District of Columbia

ZONING COMMISSION



CASE NUMBER 76-4
ZONING COMMISSION ORDER NO. 164
August 11, 1977

Pursuant to notice, a public hearing of the District of Columbia Zoning Commission was held beginning on November 18 and continued on November 19, 1976, January 13 and 24, and May 12, 1977. At these hearing sessions the Commission considered an application by Richard J. Donohoe and Barney Dreyfuss, Trustees and Pension Benefit Funds, Inc., for an amendment to the Zoning Map of the District of Columbia.

FINDINGS OF FACT

1. The applicants have requested a Zoning Map change from R-1-B to C-2-A for parts of Lots 318 and 1009 in Square 1299 located at 1855 Wisconsin Avenue, N.W.
2. The purpose of the map amendment is to provide for the replacement and expansion of the existing 27,123 square foot Safeway store located on the portion of the proposed site now zoned C-2-A. A new store of 44,460 square feet would be built at the rear of the proposed site in the area now zoned R-1-B. Parking for 212 cars would be provided in front of the new store. At present, 131 parking spaces are located at the rear of the existing store and 18 parking spaces are leased from the owners of the Page Building.
3. The subject property is located on the east side of Wisconsin Avenue and bordered to the north by the Page Building complex and a Dart Drug store, to the south by the Jelleff's Boy's Club recreational complex, and to the east by Dumbarton Oaks Park. Immediately across Wisconsin Avenue to the west of the subject property are located Gordon Junior High School and some strip commercial development which includes miscellaneous small shops and business facilities.

4. Other development projects expected in the area include the Russian Chancery at Mount Alto on Wisconsin Avenue, a new Holiday Inn on Wisconsin Avenue at Whitehaven Parkway, the French Chancery on Reservoir Road and additions to the Georgetown University Campus south of Reservoir Road.
5. There are adequate city services available to service the proposed redevelopment of the Safeway site.
6. Traffic anticipated to be generated by the new food store can be accommodated by the existing street system.
7. There is a need to retain and expand food marketing facilities to serve the daily needs of the community while at the same time protecting the stability and aesthetic quality of nearby residential areas.
8. If the existing C-2-A and R-1-B areas comprising the proposed Safeway site, with the exception of a small triangular area abutting the rear of the proposed building, are zoned C-1 the resulting permitted building envelope of 137,721 square feet of gross floor area would be adequate to meet the needs of the applicant. The Zoning Map Amendment providing C-2-A for the entire site, as proposed by the applicant, would result in a development potential of 274,000 square feet of gross floor area which is considerably greater than needed to provide for the replacement of the store as contemplated by the applicant.
9. Advisory Neighborhood Commission 3-A has taken the position that the public interest would not be served by approving the expansion of the existing store.
10. The National Capital Planning Commission reported that the Zoning Map Amendment would not have a negative impact on the interests of the Federal establishment as they relate to the Georgetown Historic District, a Category II Landmark of the National Capital listed in the National Register of Historic Places. The Commission further recommended that development be carried out in accordance with a specific site plan and set of building profiles.

CONCLUSIONS OF LAW

1. The requested **C-2-A zoning** would provide excess development potential which **if** fully utilized could have an adverse impact on the surrounding residential neighborhood.
2. C-1 zoning of the entire site, except for a small portion at the rear adjacent to the park, would provide sufficient development potential for such a food marketing facility.
3. Development within the C-1 District limitations would not have an adverse impact on the surrounding residential neighborhood, the Federal interest and the Georgetown Historic District, and would be consistent with the existing commercial development along this section of Wisconsin Avenue.
4. This rezoning will promote orderly development in conformity with the entirety of the District of Columbia Zoning Plan as embodied in the Zoning Regulations and Map of the District of Columbia.
5. It is beyond the authority of the Zoning Commission to change the Zoning Map contingent upon an applicant satisfying certain conditions which the Zoning Commission might specify.
6. This action is in accordance with the Zoning Act (Act of June 20, 1938, 52 stat. 797), by furthering the general public welfare and serving to stabilize and improve the area.

DECISION

In consideration of the Findings and Conclusions herein, the Commission Orders ADOPTION of the following amendments to the Zoning Map:

1. Change from C-2-A to C-1 that part of Lot 318, Square 1299 now zoned C-2-A.
2. Change from R-1-B to C-1 that part of Lot 318, Square 1299 now zoned R-1-B, except for the northwestern part which contains 8,975 square feet and is described as follows: N23° 09' 00" W, 60.20 feet; N56° 02' 00 "E 147.54 feet; S31° 16 ' 00" E, 59.19 feet; and N56° 02 ' 00" E, 156.05 feet.

3. Change from R-1-B to C-1 the southwestern part of Lot 1009, Square 1299 as follows: S31° 16' 00" E, 230.00 feet; N58° 54' 54" E, 235.16 feet; S31° 05' 06" E, 230.00 feet; and S58° 54' 54" W, 234.43 feet.

Vote of the Commission: 4-1 (Walter B. Lewis, Ruby B. McZier, Theodore F. Mariani and George M. White to GRANT, Richard L. Stanton to DENY).



THEODORE F. MARIANI
Chairperson



STEVEN E. SHER
Executive Director

This order was adopted by the District of Columbia Zoning Commission at its public meeting held on August 11, 1977 by a vote of 4-0 (George M. White, Walter B. Lewis, Theodore F. Mariani and Ruby B. McZier to adopt, John G. Parsons not voting).