

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 207

CASE NO. 77-41

FEBRUARY 9, 1978

The application in Case No. 77-41 is a request from E. Ray and Diana L. Knickel for a change in zoning from R-3 to R-4 for property located at 2647 Woodley Road, N.W. (Square 2108, lot 2). The property contains approximately 3,900 square feet, and is located on the north side of Woodley Road, west of Connecticut Avenue. The surrounding zoning is R-3 to the south and west, R-5-C along Connecticut Avenue to the east across the alley and R-5-B to the south across Woodley Road. There is no R-4 zoning in the area.

The Commission believes that the applicants have failed to demonstrate why the existing R-4 zoning is not the appropriate zoning for the site. The present use of the property as a tourist home is a non-conforming use, but may be continued and changes may be made with the approval of the Board of Zoning Adjustment. The Commission believes that the applicants have not shown why this present situation should be changed, and have failed to meet the burden of proof required of them to show that the case should be granted a hearing.

The Commission believes that the requested change constitutes spot zoning in that it will create a very small area of land zoned R-4 in an area where no such zoning now exist, and where the proposed change would not be in the overall general welfare.

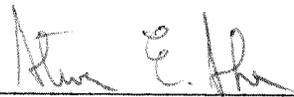
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The Commission notes the report of the Municipal Planning Office recommending that the application be denied, and the fact that the local citizens organization also opposed the change.

Based on the foregoing reasons, the Commission therefore orders that no hearing on this application be set and that the application be denied.



STEVEN E. SHER
Executive Director

Votes of the Commission at the meeting held on February 9, 1978: 3-0 (Walter B. Lewis, John G. Parsons and Theodore F. Mariani to deny, Ruby B. McZier and George M. White not present, not voting).