

Government of the District of Columbia
ZONING COMMISSION



ZONING COMMISSION ORDER NO. 208

CASE NO. 77-47

FEBRUARY 9, 1978

The application in Case No. 77-47 is a request from Elizabeth R. Daly for a change in zoning from R-2 to R-5-A, for property located on the northeast corner of the intersection of 23rd and Irving Streets, S. E. (Square 5842, lots 5-8). The property contains approximately 9,500 square feet and is presently unimproved. The surrounding zoning is R-2 to the north, west and south, and R-5-A across the alley to the east. Surrounding land uses included semi-detached and community houses to the west across 23rd Street and garden apartments to the east across the alley.

The Commission believes that the applicant has failed to demonstrate why the existing R-2 zoning is not the appropriate zoning for the site, and additionally, why the R-5-A zoning would be appropriate. The applicant has failed to meet the burden of proof required of him to show that the case should be granted a hearing. The Commission also notes the report of the Municipal Planning Office, which states that the area is one which has suffered from an over-extension of R-5-A zoning, and that the requested extension, not supported by a sound planning rationale, is not to be encouraged.

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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

Vote 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).