

Government of the District of Columbia  
ZONING COMMISSION



ZONING COMMISSION ORDER NO. 227  
CASE NO. 77-30  
August 10, 1978

Pursuant to notice, a public hearing was held by the District of Columbia Zoning Commission on March 13, 1978 to consider an amendment to the Zoning Map of the District of Columbia. This amendment was initiated by the Zoning Commission to consider changes of zoning for various properties located in Anacostia. The specific proposed changes are from C-2-A, C-3-A, and R-5-A to R-3.

The C-2-A District permits a medium density community business center for retail and office uses to serve shopping and business needs with a floor area ratio (FAR) of 2.0, and a sixty foot height limit with residential uses limited to an FAR of 1.8 and a sixty per cent lot occupancy. The C-3-A District permits a medium bulk major business and employment center for retail and office uses to serve major shopping and business needs with an FAR of 3.0, and a sixty foot height limit with residential uses limited to an FAR of 1.8 and a sixty per cent lot occupancy. The R-5-A District permits general residential use, including detached, semi-detached and row dwellings, flats, and apartments, with a forty per cent maximum lot occupancy, a maximum FAR of 0.9, and a three story/forty foot maximum height limit. The R-3 District permits single family residential use including detached, semi-detached, and row dwellings, with a minimum lot area of 2000 square feet, a minimum lot width of twenty feet, a sixty per cent lot occupancy, and a three story/forty foot maximum height limit.

The Neighborhood Housing Services, Inc., the Frederick Douglass Community Improvement Council, and the Fort Stanton Civic Association submitted a petition requesting the Zoning Commission to sponsor the proposal to rezone Anacostia. The Commission granted the petitioners request and initiated action to conduct a public hearing in accordance with provisions of Sub-section 9101.22 of the Zoning Regulations.

For the purposes of planning and zoning the D.C. Municipal Planning Office divided the subject area into two Areas. Area I is totally within Ward Six and is bounded generally by Martin Luther King, Jr. Avenue to the east, 18th Street to the west, Morris Road to the south, and Good Hope Road to the north. Area II is within Ward Eight and is bounded generally by Morris Road to the north, Martin Luther King, Jr. Avenue to the west, Elvans Road and Suitland Parkway to the south and west, and an isolated tract of land to the east bounded by Frankford, 16th, Gainsville, and 18th Streets, S.E. In 1973, a substantial portion of Area I was placed on the D.C. Inventory of Historic Sites as a Category III Historic District and designated as "Uniontown". In February 1978, the historic district boundaries were expanded, redesignated as the Anacostia Historic District under a more significant Category II designation and recommended for nomination to the National Register of Historic Places.

The Anacostia Historic District is generally bounded by a line parallel to and 130 feet south of Good Hope Road to the north, a line that jogs from Fendall Street to 15th Street to the east, a line that runs along the south side of the Frederick Douglass Home property and parallel to and 175 feet southeast of High Street to the southeast, a line that jogs along and to the south of Maplevue Street to the south, and a line that runs along and to the west of Martin Luther King, Jr. Avenue to the west.

The housing units in Old Anacostia are typical of architectural styles which developed since the mid-19th Century. Certain architectural details, such as front porches, woodwork and elaborate cornice lines give the area small scale uniqueness and a village type of ambience. Bordering the residential neighborhood to the north along Good Hope Road and encompassing part of the residential neighborhoods to the west along Martin Luther King, Jr. Avenue are C-2-A and C-3-A commercial zones. Martin Luther King Jr. Avenue developed during Anacostia's early days as the heart of Uniontown. Good Hope Road has always been the limits of Uniontown's northern expansion. Although in poor condition, the few remaining frame structures standing on the south side of Good Hope Road are probably among the oldest residences still in Old Anacostia.

The existing commercial uses along Good Hope Road and Martin Luther King, Jr. Avenue are varied and low scale retail and service oriented business.

Many of these businesses are located in blighted structures and many businesses have abandoned the area. In the northern portion of the residential area are many row and detached dwellings, many of which exemplify the quaint character of Anacostia. In the southern portion of the residential area are many garden-type apartments and some detached dwellings. This area is much heavier in density.

The overall land use policy and objectives of the Municipal Planning Office for residential areas in Ward 6, east of the Anacostia River, and in Ward 8 is that existing residential areas should be retained and in certain blighted areas, residential uses should be improved. Overall densities should not be increased. Homeownership should be encouraged to help stabilize neighborhoods and the existing moderate density residential character of the Historic District should be retained and enhanced. The overall land use policy and objectives of the Municipal Planning Office for commercial uses in the subject area is to maintain the quantity and diversity of retail stores in most areas and increase or revitalize commercial uses where there is a lack of services. The Commission finds that such policies for both kinds of areas are appropriate and should be encouraged.

The Municipal Planning Office in its memorandum dated 3-10-78 reported on the following agency comments:

1. Department of Environmental Services

The department is in favor of the request for zoning changes. A reduction in potential residential densities will alleviate water and sewer problems in the area.

2. Office of Business and Economic Development

The office has no problems with the request for zoning changes; however, it cites the importance of adequate commercial service to the neighborhood.

3. Department of Housing and Community Development

DHCD has no objection to the request because it agrees with the goals of the community, i.e., protection of the area. The request is also in keeping with work in progress relating to restoration of existing housing.

4. Department of Transportation

The department believes that with the zoning request, transportation needs will be lessened and the impact of traffic decreased.

The Municipal Planning Office in its memorandum dated 6-15-78 reported that the overall recommendation for residential uses in Anacostia is that the predominant moderate density residential character of the community should be retained with particular emphasis on retaining the existing low to moderate density character of the Anacostia Historic District. The MPO noted, however, that recent developments that had occurred within the R-5-A districts had been at densities less than the District allowed and in conformance more with R-4 (row house) provisions. Provisions should be made to expand, where feasible, the existing low density residential zones (R-1-B and R-2) as well as to introduce new low density zones (R-3 and R-4) in order to provide:

1. for more restrictive residential areas, and thus, preserve existing neighborhoods from the intrusion of any adverse uses; and,
2. provide for a wider range of housing types within the Ward for future developments.

The record of the hearing, and the extensive reports and testimony submitted by both the petitioners and the Municipal Planning Office, reveals on a block-by-block basis, the way in which the policies and objectives were applied to the subject area. The Commission believes that such testimony supports, without question, the rezoning in this case and that this rezoning would protect the character of the Historic District, encourage the rehabilitation of the single-family residential community, discourage the development of higher density residential uses, stimulate the revitalization of the commercial districts, and stabilize the Anacostia area.

The Commission finds that the policies and objectives can best be carried out by use of R-3 zoning in the major part of the subject area with some R-4 zoning to serve as a transitional buffer between the heart of the Historic District and the higher density residential district to the south and the medium bulk density commercial to the west.

The proposed map amendments were referred to the National Capital Planning Commission under the terms of the District of Columbia Self Government and Governmental Reorganization Act. The National Capital Planning Commission reported that the proposed amendments will not have a negative impact on the interests or functions of the Federal Establishment within the National Capital, will not have an adverse impact on the Anacostia Historic District, and will result in a lesser density than that proposed in the "General Land Use Objectives: 1970/1985" element of the NCPC plan.

The Commission finds that the proposed amendments are in the best interests of the District of Columbia and are consistent with the intent and purpose of the Zoning Regulations and Zoning Act. The Commission, therefore, hereby orders ADOPTION of the following amendments to the Zoning Map:

1. C-3-A to R-3  
SQ. 5800 lots 859, 233, 234, and 846
  
2. C-3-A to R-4  
SQ. 5769 lots 844, 845, 17-23, and 37  
SQ. 5773 lots 60-67, 962-966, 973-979,  
and that portion of lot 835 presently  
zoned C-3-A (known previously as lot 59)  
SQ. 5782 lots 82, 83, 807, 808, 821, 88, 89, 105, 104,  
814, 813, and 98-101.  
SQ. 5791 lots 15-24, 805-809, 800-803, 32,  
822, 823, 818, 115, 27-29, 816, and 33.
  
3. R-5-A to R-4  
SQ. 5805 lots 805-808, 810, 812, 306-312,  
202-204, 801, 292, 293, 290, 291,  
and 208-212.  
SQ. 5807 (All lots)  
SQ. 5808 lots 801, 74, 47, 48, 802-807,  
809-817, 823, 77-80, and 82-90.

SQ. 5869 lots 43,1052-1074,976,978-980,887,  
886,1014, that portion of 977 and  
1012 presently known as lot 1094,  
and those portions of lots 1047,930,  
802,803,900, and parcel 237/5 that  
are to the east of a line 175 feet  
from and parallel to Martin Luther King, Jr., Avenue,  
S.E.

SQ. 5806 lots 274,275,252,253,286-288,  
805,806,807, and 808.

SQ. 5809 (all lots except 817,36,37  
41-45,48-53, and parcel 226/32)

SQ. 5870 lots 842,816,818,819,852,811,  
832-836,35-44,849-851, and 846.

SQ. 5872 lots 916-920

4. C-2-A to R-3

SQ. 5768 lot 808

5. R-5-A to R-3

SQ. 5769 lots 32-36, and 806

SQ. 5773 lots 823,822,803-806, and that  
portion of lot 835 presently zoned  
R-5-A (known previously as lots 56-58)

SQ. 5782 lots 90,91,679-684,818,852,694,  
and 810-812.

SQ. 5791 lots 820,821,927, and 34-37.

SQ. 5800 lots 847,239,801,860,861,241,901,  
870,813,805,806,812, and 811.

SQ. 5802 lots 904, 905, and 10-14

SQ. 5808 lots 23-29, 800, 2, 3, 50, 69,  
819-822, and 53-60

- SQ. 5809 lots 817, 36, 37, 41-45, 48-53 and parcel 226/32
- SQ. 5869 (that portion of lots 977 and 1012 presently known as lots 1092 and 1093)
- SQ. 5870 lots 56-63, 840, 854, 855, 826, and 822
- SQ. 5768 lots 802-807, 272-279, 265-269, 928, 929, and 800
- SQ. 5767 lots 333-335, 804-806, 339, 340, 811, 343-345, 808, 812 and that portion of lot 807 presently zoned R-5-A
- SQ. 5766 lots 820, 800-803, 811-816, 818, 810, 987 and 988
- SQ. 5765 lots 848-855, 857-861, 863, 865, 867-869, 871-879, 881 and 883
- SQ. 5764 lots 39-50
- SQ. 5777 lots 922-926, 701, 702, 808, 807, 803, 801, 880, 879, 878, 813-815, 951, 950, 616, 617, 535-539, 812, 811, 541, 542, 530-532, and 692-697
- SQ. 5776 (all)
- SQ. 5775 (all)
- SQ. 5774 (all)
- SQ. 5781 (all)
- SQ. 5780 (all)
- SQ. 5779 (all)
- SQ. 5778 lots 113-117, 135, 140-143, 131, 111, 112, 35, 36, and 144-150

- SQ. 5755 lots 1, 819, 820, 4-9, 119, 120, 13, 14, 814, 812, 101, 809, 810, and 103-110
- SQ. 5793 (all)
- SQ. 5792 (all)
- SQ. 5801 (all)
- SQ. 5803 (all)
- SQ. 5804 (all)
- SQ. 5799 (all)
- SQ. 5810 (all)
- SQ. 5811 lots 69, 18-20, and 31-47
- SQ. 5812 lots 1-6, 39-44, 77, 104, and parcel 226/48
- SQ. 5827 (all)
- SQ. 5877 (all)
- SQ. 5873 lots 879-883, 895-902, 866, 868, 48, 49, 893, 894, 888, 889, 905, 907, 871, 891, 872, 886, and portions of lots 860, 858, 885, 851, 850, and 874
- SQ. 5874 lots 849-854, 856, 859, 941, 927, 931, 943, 921, 929, 869, 870, 871, 945, 923, 914, 915, 954, and portions of 955 and 925
- SQ. 5830 (all)
- SQ. 5822 lots 28-40, and 66-72

- NOTE:
1. All lots and squares as shown are marked on Exhibit #23 in the record and referenced in volume IV, plats 18, 20, 21, and 22 of the Baist Real Estate Atlas.
  2. The following action is identified by study areas on Exhibit #89 in the record, as submitted by the Municipal Planning Office.

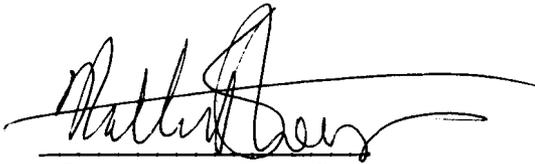
Vote of the Commission taken at the public meeting held on July 13, 1978:

1. For that portion of Ward 6 generally bounded by Martin Luther King, Jr. Ave., 13th, U, and Pleasant Streets, S.E.  
  
3-2 (Ruby B. McZier, George M. White, and Walter B. Lewis, to approve R-4 - Theodore F. Mariani and John G. Parsons, opposed)
2. For the remaining portion of Ward 6 of the subject area.  
  
4-1 (George M. White, John G. Parsons, Ruby B. McZier, and Walter B. Lewis, to approve R-3 - Theodore F. Mariani, opposed)
3. For MPO study area 2  
  
3-1 (Ruby B. McZier, George M. White, and Walter B. Lewis, to approve R-4 - John G. Parsons, opposed, and Theodore F. Mariani, present not voting)
4. For MPO study area 3  
  
4-1 (Walter B. Lewis, George M. White, John G. Parsons, and Ruby B. McZier, to approve R-3 - Theodore F. Mariani, opposed)
5. For MPO study area 4  
  
5-0 (Theodore F. Mariani, George M. White, John G. Parsons, Ruby B. McZier, and Walter B. Lewis, to approve R-4)

6. For MPO study areas 7 and 9

3-1 (George M. White, John G. Parsons, and  
Walter B. Lewis, to approve R-3 - Theodore F. Mariani,  
opposed and Ruby B. McZier, not present not voting)

Vote of the Commission taken at the public hearing held on July 17,  
1978, to rezone lot 808 in Square 5768 for C-2-A to R-3: 3-0  
(Ruby B. McZier, John G. Parsons and Walter B. Lewis to rezone,  
Theodore F. Mariani and George M. White not present, not voting).



WALTER B. LEWIS  
Chairman  
Zoning Commission



STEVEN E. SHER  
Executive Director  
Zoning Secretariat

This order was adopted by the Zoning Commission at its public  
meeting held on August 10, 1978 by a vote of 4-0 (Walter B. Lewis,  
George M. White and Theodore F. Mariani to adopt, Ruby B. McZier  
to adopt by proxy, John G. Parsons not present, not voting).

In accordance with Section 3.62 of the Rules of Practice and  
Procedure before the Zoning Commission of the District of Columbia,  
the amendments to the Zoning Map are effective on 11 AUG 1978.