

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 388

Case No. 82-9

October 18, 1982

The application in Case No. 82-9 is a request from K. and L Joint Venture (Elizabeth Kisber and Charlotte Levine) to rezone Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 in Square 1357 located between Clark Place and Potomac Avenue near the 4600 block of Q Street, N.W. from R-1-B to R-2. The site comprises 48,920 square feet or 1.12 acres.

Square 1357 is bounded by Clark Place on the north and east, Q Street on the west and Potomac Avenue on the south. The square also includes lots 12 and 13 which are not included in this application.

The subject site is improved with three small bungalow-type detached dwellings. The applicant proposes to develop the site with sixteen semi-detached houses.

The existing R-1-B zoning on the site permits matter-of-right development of single-family residential uses for detached dwellings with a minimum lot area of 5000 square feet, a minimum lot width of fifty feet, a maximum lot occupancy of forty percent, and a maximum height of three stories/forty feet.

The R-2 District permits, matter-of-right development of single-family detached and semi-detached dwelling units with a minimum lot area of 3000 square feet, a minimum lot width of thirty feet, a maximum lot occupancy of forty percent, and a maximum height of three stories/forty feet.

The Commission notes the report of the Office of Planning and Development dated October 8, 1982 recommending that the application be set for public hearing.

The Commission received a report from Advisory Neighborhood Commission 3B dated October 13, 1982 in opposition to the application due to density, traffic and erosion concerns.

The Commission also received a letter from Councilmember Polly Shackleton opposing the application due to the

concerns raised by ANC-3B and those neighborhood residents who contend that the application would have adverse effects on the neighborhood by implementing a "spot zoning" proposal.

It is the opinion of the Commission that this site is deserving of special design consideration. The site is included in the Palisades area of the Potomac River which extends to Cumberland Maryland. The Federal government has expended considerable resources to preserve this area and the Commission believes appropriate protective measures should extend to this site. An attractive grove of trees now stands on the site which would possibly be jeopardized if development of the intensity the applicant is seeking is approved without design review control.

The Commission, having noted the need for the site to be developed in a sensitive, controlled manner believes that the application as filed could result in inappropriate development of the site. The Commission notes that appropriate design review could be accomplished through the planned unit development process. The Commission recommends if the applicant decides to go forward with another application that, the applicant seek technical assistance from the Office of Planning and Development prior to filing that application.

Based on the foregoing reasons, the Commission therefore orders that the application be DENIED without a hearing.

Vote of the Commission taken at its public meeting held on October 18, 1982: 3-0 (Commissioners Lindsley Williams, John G. Parsons and Walter B. Lewis to deny - Commissioners Maybelle T. Bennett and George M. White not present not voting).



WALTER B. LEWIS
Chairman
Zoning Commission



STEVEN. E. SHER
Executive Director
Zoning Secretariat