

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 597
Case No. 88-15
(Deanwood Area - Text and Map)
December 12, 1988

Pursuant to notice, a public hearing session was held by the Zoning Commission for the District of Columbia on November 21, 1988, to consider proposed amendments to the text and map of the Zoning Regulations of the District of Columbia, as they apply to the Deanwood area of the District.

The Notice of Public Hearing set forth the following proposal:

Establish a Deanwood Commercial Light Manufacturing Overlay District ("DOD") and rezone from C-M-1 to C-2-B/DOD all of the non-residentially zoned properties located in, but not limited to, Squares 5076, 5094, 5096, 5097, 5118, 5123, 5125, 5157, 5163, 5164, 5165, 5167, and 5170.

In the alternative the Zoning Commission will consider the following:

1. Rezone all of the non-residentially zoned properties from C-M-1 to R-2 located east of the railroad tracks and including but not limited to Squares 5097, 5125, 5157, 5123, and 5170; and
2. Rezone all of the non-residentially zoned properties from C-M-1 to C-2-A/DOD located east of the railroad tracks and including but not limited to Squares 5076, 5094, and 5096.

By final report dated November 15, 1988, the District of Columbia Office of Planning ("OP") recommended the following action:

1. The C-M-1 zoned area on the east of the rail lines above Sheriff Road to Meade Street, N.E., be rezoned to R-2.

2. Lots 13 and 802 in Square 5095 (Forman Brothers) are recommended to retain C-M-1 zoning but the remaining C-M-1 zoned land at Minnesota and Burroughs Avenues be rezoned to C-2-A.
3. Action on the existing C-M-1 zoned property west of the rail lines (Kenilworth Avenue, N.W.) and the portion on the east side north of Meade Street (Metro station) should be deferred pending further study and analysis.

The Office of Planning's rationale for the recommendation was set forth as follows:

Kenilworth Avenue

Due to the relatively large land areas involved in the Kenilworth Avenue side, the industrial character of the area historically, and the superior transportation accessibility of the area for manufacturing, fabricating and processing, the Office of Planning believes that additional study is required to ensure that a re-zoning of this area encourages its redevelopment as a substantial light manufacturing area.

At the present time, OP believes that a re-zoning to C-2-B may hinder rather than encourage the area's re-emergence as a viable Production and Technical Employment area as envisioned in the Comprehensive Plan. It appears that the area lends itself well to redevelopment as a small "industrial park" which can provide greater employment opportunities and business opportunities than those which exist now.

The Office of Planning will continue to evaluate the situation on the Kenilworth Avenue side of the Special Treatment Area with the objective of defining a zoning strategy which will encourage the redevelopment of the area as a PTE center. As a result, OP does not believe that it is in the best interest of the Deanwood area or the city to proceed with zoning action at this time on this portion of Case No. 88-15.

Minnesota Avenue-East Side

As stated previously in this report, the C-M-1 area east of the rail lines exhibits a different character from the Kenilworth Avenue side. Near the intersection of Burroughs and Minnesota Avenues are several commercial establishments including two fast food restaurants, and a gasoline service station, all of which are typical neighborhood commercial uses. The major exception is the large Forman Brothers warehouse which is a C-M use.

Burroughs Avenue, except for the C-M area, is zoned a combination of C-1 and C-2-A on its south side. The north side east of the C-M-1 area is zoned R-2 and is improved with detached houses. The situation is relatively unusual in comparison to the more typical strip commercial development where both sides of a street are zoned for commercial uses.

North of Burroughs Avenue the C-1 district along Sheriff Road meets the C-M-1 district which parallels the rail lines and begins to expand at Sheriff Road. The corner of Square 5097 between Kane Place and Sheriff Road which is zoned C-M-1 contains five residences and one business establishment. North of Kane Place, it is only the west side of the Minnesota Avenue right-of-way which is zoned C-M-1 up to Meade Street where Minnesota Avenue is once again paved. The C-M-1 zone includes Square 5123 and the Deanwood Metro Station above Meade Street up to Quarles Street.

Square 5123 contains the bus storage area, a fuel oil distribution, a church, and three dwellings other than Metro related facilities to the north. The mix of existing uses is very broad.

The Office of Planning recommendation is consistent with evidence in the record of a strong community concern that further preliminary study by OP, working with community groups, is needed.

The Commission concurs with OP and the Deanwood Community about the need for further study. The Commission believes that this further study should also extend to the area which the November 15, 1988 report of OP recommended be rezoned to C-2-A. Accordingly, at the conclusion of the testimony of OP and ANC's 7C and 7D at the hearing session on November 21, the Commission took preliminary action to deny the proposed rezoning in this case, except for that portion which relates to Squares 5097, 5125, and 5157. Those squares comprise the area between Sheriff Road and Meade Street for which R-2 zoning was proposed. The Commission determined to proceed with the hearing as to those latter three Squares.

Based upon the foregoing, the Zoning Commission for the District of Columbia hereby denies the proposed rezoning of Squares 5076, 5094, 5096, 5118, 5123, 5163 to 5165, 5167 and 5170.

Vote of the Zoning Commission at the Public Hearing Session on November 21, 1988: 3-1 (Elliott L. Carroll, Lindsley Williams, and Maybelle Taylor Bennett to deny; John G.

Parsons not to deny; Lloyd Smith, not participating, having recused himself from participation in this case.

This order was adopted by the Zoning Commission at its regular public meeting on December 12, 1988 by a vote of 4-0 (Lindsley Williams, Elliott Carroll, John G. Parsons and Maybelle Taylor Bennett, to adopt - Lloyd D. Smith, not voting having recused himself from the case).

Pursuant to 11 DCMR section 3028, this order is final and will take effect upon publication in the D.C. Register, that is, on 23 DEC 1988.


MAYBELLE TAYLOR BENNETT
Chairman
Zoning Commission


EDWARD L. CURRY
Executive Director
Zoning Secretariat

zcorder597/BJW34