

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 767

Case No. 94-14

(Map Amendment - Blagden Alley Petition)

November 7, 1994

On October 17, 1994 at its regular monthly meeting, the Zoning Commission for the District of Columbia authorized a public hearing for the following case:

Case No. 94-14

(Map Amendment - Blagden Alley Petition)

On July 26, 1994, the Zoning Commission for the District of Columbia received a petition from Ramona Bowden requesting the Commission to rezone from R-4 to C-2-A several alley lots in the interior of Square 368 at Blagden Alley. The proposed amendment will facilitate the establishment of small-scale retail and other business to coexist with residential uses in the interior of the square. Square 368 is located between Logan Circle and the Mt. Vernon Square areas. It is bounded by M, N, 9th and 10th Streets, N.W.

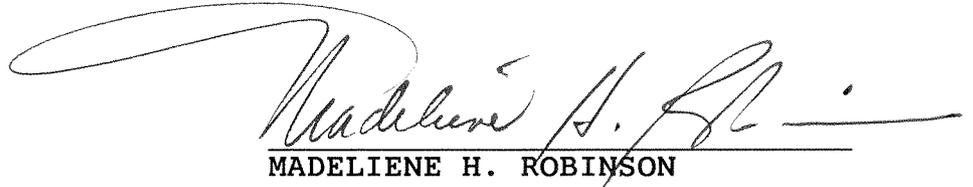
ANC-2F

The R-4 District permits matter of right development of residential uses including detached, semi-detached and row single-family dwellings and flats with a minimum lot area of 1,800 square feet, a minimum lot width of 18 feet, a maximum lot occupancy of 60 percent, and a maximum height limit of three stories/40 feet. Conversions of existing buildings to apartments are permitted for lots with a minimum lot area of 900 square feet per dwelling unit.

The C-2-A District permits matter of right low density development, including office, retail and all kinds of residential uses, to a maximum floor area ratio (FAR) of 2.5 with nonresidential uses limited to 1.5 FAR, a maximum height of 50 feet, and a maximum lot occupancy of 60 percent for residential uses.

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It is therefore ordered that Z.C. Case No. 94-14 be scheduled for public hearing. A formal "Notice of Public Hearing" is forthcoming.

A handwritten signature in cursive script, appearing to read "Madeliene H. Robinson", written over a horizontal line.

MADELIENE H. ROBINSON
Director
Office of Zoning

zco767/VCE/LJP