

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 808

Case Nos. 95-15I and 96-12Z

November 1, 1996

The Zoning Commission for the district of Columbia has authorized the scheduling of public hearings for Case Nos. 95-15I and 96-12Z.

Z.C. CASE NO. 95-15I
(SOUTHWEST URBAN RENEWAL AREA, PORTION OF SUBAREA C - CONT'D)

On August 5, 1996 and September 9, 1996, the Zoning Commission for the District of Columbia set Case No. 95-15I for public hearing. Case No. 95-15I is an initiative of the Zoning Commission resulting from its deliberations in Z.C. Case No. 95-15, Southwest Urban Renewal Area "C" (South of the Freeway). During its deliberations in Case No. 95-15, the Commission determined that it would advertise and hear new proposals for certain properties in the area. Additionally, the Commission determined that specific text to address the special circumstances of the properties known as P-1 through P-6 should be advertised for hearing.

The specific text and map amendments that the Commission set for public hearing are as follows:

1. **Rezone from UR (unzoned) to R-5-B:**
In Square 472, that portion of Lot 128 developed with townhouses.
2. **Rezone from UR (unzoned) to R-4 or R-5-B:**
The eastern two-thirds of Square 413, which constitutes Parcel 76 in the Southwest Urban Renewal Plan. The zone boundary to be 162 feet east of 9th Street, S.W.
3. **Rezone from UR (unzoned) to W-1 or to W-1 in conjunction with proposed Paragraph 2521.1(f) in item four below:**
Those properties known as P-1, P-2, P-3, P-4, P-5 and P-6.
4. **Add the following text to Chapter 25 of the Zoning Regulations to govern the properties known as P-1 through P-6:**
2521.1(f) A building or structure that is constructed on a lot designated in the Urban Renewal Plan as P-1 through P-6 shall not exceed a height of 22 feet

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unless the Board of Zoning Adjustment, after public hearing, determined that the proposed height, bulk and design are in harmony with existing uses and structures on neighboring property.

Z.C. CASE NO. 96-12Z
MAP AMENDMENTS - COMPREHENSIVE PLAN AMENDMENTS ACT OF 1996
CONSISTENCY CASE, PART 2)

Case No. 96-12Z is an initiative of the Zoning Commission resulting from a petition form the Office of Planning dated October 9, 1996, requesting the Zoning Commission to amend the Zoning Map of the District of Columbia.

The purpose of the rezoning initiative is to implement the provisions of the Comprehensive Plan Amendments Act of 1994. In furtherance of this purpose, the OP has recommended rezonings for 11 areas of the city.

The areas affected by this proposal are within the boundaries of Advisory Neighborhood Commissions (ANCs) 1B, 2C, 5A, 5B, 5C and 6C. The affected areas and the proposed rezonings are as follows:

1. U Street N.W., between 15th and 16th Streets - from R-5-B and R-5-D to C-2-A;
2. H Street N.W., between North Capitol Street and New Jersey Avenue - from C-2-A to C-3-C;
3. Mount Olivet Road and West Virginia Avenue, N.E. - from C-M-1 to C-2-A;
4. Railroad Avenue, V Street, Shannon Place, and Chicago Street, S.E. - from C-M-1 to C-3-A;
5. Hanover Place N.W., Square 617 - from C-M-1 to C-2-A;
6. Adams and 33rd Street, N.E., PTE Residential Edge - from R-1-B to C-M-1;
7. Bladensburg Road N.E., Commercial Corridor - from C-3-A to C-2-A;
8. Benning Road, 18th Street, Oates Street and Bladensburg Road, N.E. - from C-M-1 to C-3-A, C-2-A and R-5-B;

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9. Eighth Street S.E., South of the Southeast Freeway - from C-M-1 to C-2-A;
10. Rhode Island Avenue Metrorail Station Area - Northwest Quadrant - from C-M-2 and C-2-A to C-3-A; and
11. Rhode Island Avenue, 9th, 10th, and Evarts Streets, N.E. - from C-M-2 and R-2 to C-2-C and R-5-D.

At its regular monthly meeting on October 21, 1996, the Commission reviewed and considered the OP proposal and set the case for public hearing.

Further information about both cases is available in the record files of the cases located at the Office of Zoning.

It is ORDERED that Z.C. Case Nos. 95-15I and 96-12Z be scheduled for public hearing. Formal "Notices of Public Hearing" are forthcoming.


MADELIENE H. DOBBINS
Director

ZCO808/MHD