

**Government of the District of Columbia**  
**ZONING COMMISSION**



**ZONING COMMISSION ORDER NO. 849-A**  
**Case No. 97-16M ( I )**  
**Zoning Map Amendment**  
**for properties located at 1626, 1630 and 1636 Kalmia Road, N.W.**  
**(Portion of the former Northwest Campus of Gallaudet University)**  
**June 8, 1998**

Pursuant to notice, the Zoning Commission for the District of Columbia held a public hearing on April 2, 1998, to consider an application from Lowell School for modification of an approved planned unit development (PUD) at 1640 Kalmia Road, N.W. (Case No. 97-16M), pursuant to Chapter 24 and Section 102, respectively, of the D.C. Zoning Regulations, Title 11 of the District of Columbia Municipal Regulations. The public hearing was conducted in accordance with the provisions of 11 DCMR 3022. In response to an issue that arose during the public hearing on the PUD modification, which removes the three buildings at 1626, 1630 and 1636 Kalmia Road, N.W., from the PUD site and returns them to single-family use, the Commission initiated this separate proceeding at the hearing to consider an appropriate zone category for this land once it is separated from the PUD site.

**FINDINGS OF FACT**

1. The three buildings at 1626, 1630 and 1636 Kalmia Road, N.W. were incorporated into the PUD site at 1640 Kalmia Road, N.W., (Square 2745F, Lots 80 and 815) for use in connection with the Northwest campus of Gallaudet University, as approved by Zoning Commission Order No. 387 effective December 24, 1982. Originally constructed as detached single-family dwellings sometime between 1938 and 1941, the houses were converted to institutional use. The property in the PUD site and surrounding the PUD site is currently located in the R-1-A Zone District.
2. By vote taken at the public hearing on April 2, 1998, in Case No. 97-16M, the Zoning Commission granted the modification of an approved PUD to allow Lowell School to use the PUD site at 1640 Kalmia Road, N.W., for its own school programs. As a condition of the approval, the three properties at 1626, 1630 and 1640 Kalmia Road, N.W., will be subdivided in accordance with the approved plans, removed from the PUD site and returned to single-family use.

3. The Commission finds that removal of the properties from the PUD site will, in effect, render the land unzoned even though it is zoned R-1-A as part of the PUD. The Commission finds that it is necessary to create an appropriate zone district for these properties in order that they may be used as single-family houses in a manner consistent with the approved modification order and the surrounding low-density residential uses. The Commission determines that the R-1-A Zone District is the most appropriate zone category for the subject property.
4. Since the zoning of the properties will not change, the proposed decision of the Zoning Commission was not referred to the National Capital Planning Commission (NCPC) under the terms of the District of Columbia Self-Government and Governmental Reorganization Act.

### CONCLUSIONS OF LAW

The R-1-A Zone District is the most appropriate zoning category for the properties at 1626, 1630 and 1636 Kalmia Road, N.W., which were originally constructed as single-family detached dwellings. The R-1-A classification will protect the surrounding quiet residential area now developed with one-family detached dwellings, and thus is not inconsistent with the Comprehensive Plan.

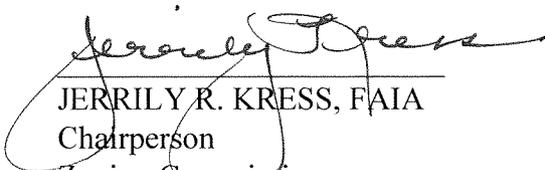
### DECISION

In consideration of the Findings of Fact and Conclusions of Law herein, the Zoning Commission for the District of Columbia hereby orders **APPROVAL** of the designation of the property at 1626, 1630 and 1636 Kalmia Road, N.W., located in Square 2745F, as shown on the approved plans in Case No. 97-16M, in the R-1-A Zone District.

Vote of the Zoning Commission taken at the public hearing on April 2, 1998: 3-0 (Maybelle Taylor Bennett, Jerrily Kress and Herbert Franklin to approve, John G. Parsons, not present, not voting).

The order was adopted by the Zoning Commission at its regular public meeting on June 8, 1998, by a vote of 4-0: (Herbert M. Franklin, Anthony J. Hood, Jerrily R. Kress and John G. Parsons to adopt- Angel F. Clarens, not present, not voting).

In accordance with the provisions of 11 DCMR 3028, this order shall become final and effective upon publication in the D.C. Register; that is, on AUG 21 1998.

  
JERRILY R. KRESS, FAIA  
Chairperson  
Zoning Commission

  
SHERI M. PRUITT-WILLIAMS  
Interim Director  
Office of Zoning