

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA NOTICE OF FINAL RULEMAKING

and

ZONING COMMISSION ORDER NO. 962

Z.C. Case No. 00-23P

(Map Amendment – Square 1874, Lots 40-42, 61, 62, and 801;
Square 1873, Lots 69-74; and Square 1989, Lots 44-57)

(East Side of Connecticut Avenue, N.W. between
Nebraska Avenue and Jocelyn Street)

May 13, 2002

The Zoning Commission for the District of Columbia, pursuant to its authority under § 1 of the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797, as amended; D.C. Code, 2001 Ed. § 6-641.01 (formerly codified at D.C. Code § 5-413 (1994 Repl.)), having held a public hearing as required by § 5 of the Act (D.C. Code, 2001 Ed. 6-641.05 (formerly codified at D.C. Code § 5-417 (1994 Repl. & 1999 Supp.))), and having referred the proposed amendment to the National Capital Planning Commission for a 30-day period of review pursuant to that same section, hereby gives notice of the adoption of the following amendments to the Zoning Map of the District of Columbia.

A Notice of Proposed Rulemaking was published in the *D.C. Register* on January 11, 2002 (49 D.C. Reg. 295) for a 30-day notice and comment period. No comments were received. By delegated action of the Executive Director, dated June 28, 2001, the National Capital Planning Commission found that the proposed map amendment to change the zoning on the east side of Connecticut Avenue, N.W. between Nebraska Avenue and Jocelyn Street, from R-5-D to R-5-B, would not adversely affect the federal interest or be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

Prior to these amendments, the subject property – the east side of Connecticut Avenue, N.W. from Jocelyn Street to Nebraska Avenue, Square 1874, Lots 40, 41, 42, 61, 62, and 801; Square 1873, Lots 69-74; and Square 1989, Lots 44-57 – was zoned R-5-D. By report dated March 14, 2001, Advisory Neighborhood Commission (“ANC”) 3G petitioned the Commission to rezone the subject property to a new zoning designation, R-3, R-4, or R-5-A. The ANC asserted that the current zoning was inconsistent with the Comprehensive Plan and in conflict with the goals and objectives of zoning regulation, and that a lower density zoning designation was supported by the general character of the neighborhood and would be consistent with existing land use. By reports dated March 19 and March 29, 2001, the Office of Planning recommended the following map amendments, citing the need for zoning designations that are not inconsistent with the Comprehensive Plan: (a) Square 1989, Lots 44-57 should be rezoned to R-5-B; (b) Square 1874,

