

**MAP AMENDMENT TO REZONE SQUARE 895, LOT 76, BOUNDED BY 7<sup>TH</sup>, 8<sup>TH</sup> AND  
C STREETS AND MASSACHUSETTS AND CONSTITUTION AVENUES, NE, FROM  
R-5-D TO R-5-B**

Washington, D.C.

**Delegated Action of the Executive Director**

May 25, 2006

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed Map Amendment to rezone Lot 76, in Square 895, from R-5-D to a R-5-B District Zone would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests.

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The Zoning Commission has submitted to NCPC a map amendment to revise the existing zoning of a land parcel as petitioned by the Advisory Neighborhood Commission, 6C and modified in concert with a District of Columbia Office of Planning recommendation. The proposed action is to rezone the property to R-5-B from the current designation as a R-5-D Zone District. The property is presently developed with a six-story building used as a nursing home on the northern portion of the lot and has a lower-height 1928 hospital building on the southern portion of the land area. The site is within the Capitol Hill Historic District and the 1928 hospital structure is a contributing building to the historic district.

The proposed rezoning request seeks to establish the property with a designation of moderate density residential development that would be consistent with the Generalized Land Use Map of the District of Columbia. The R-5-B zone district would also restrict any building height to 50 feet. The Office of Planning has recommended this action to assure conformance of existing conditions, to maintain maximum building height limits of 50 feet, and to assure adherence with a moderate density residential zone.

Staff finds no federal interest issues affected by the proposed map amendment. Staff determined the proposed amendment for a R-5-B Zone District is not inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interest. Staff does concur with the District Office of Planning that their recommendation of the R-5-B zone designation is appropriate by eliminating the potential of non-conformance issues regarding existing conditions of the lot and its current improvements.

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Patricia E. Gallagher, AICP  
Executive Director