



MAP AMENDMENT TO REZONE LOTS 73 AND 74 IN SQUARE 2930 FROM C-2-A TO R-1-B AND TO REZONE LOTS 48, 49, 77, 78, 79 AND 94 IN SQUARE 2931 FROM C-2-A TO R-3 WEST OF GEORGIA AVENUE NEAR INGRAHAM STREET, NW.

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 revise the Zoning District affecting Lots 73 and 74 in Square 2930 from C-2-A to a R-1-B District Zone, and to revise the Zoning District affecting Lots 48, 49, 77, 78, 79 and 94 in Square 2931 from C-2-A to R-3 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.

* * *

The Zoning Commission has submitted a map amendment to revise the existing zoning of land parcels in Squares 2930 and 2931 located at the west side of Georgia Avenue, from Ingraham Street, NW to Jefferson Street, NW. The need to revise the zoning is based on the issue of consistency within the Comprehensive Land Use Plan and the concern of citizens of the neighborhoods regarding the extent of intrusion into residential areas by the C-2-A permitted uses.

The subject properties are not located within a historic district and none of the properties are landmarked.

The community is concerned about the adverse effects to certain properties that the establishment of C-2-A uses and densities, within the extent of the C-2-A zoning on the residential side-streets and which could occur with the present zoning, rather than on Georgia Avenue where commercial development is desired. Therefore the amendment requests that the lots facing the side streets be zoned R-3 and R-1-B, and only lots fronting on Georgia Avenue remain in the C-2-A Zone District.

Staff finds no federal interest issues with the proposed map amendment. As noted above, no significant land areas or structures of any historic district are affected. No federal land is in the immediate location or vicinity of the subject Squares.

Patricia E. Gallagher, AICP
Executive Director