

**AMENDMENT TO ZONING MAP OF THE
DISTRICT OF COLUMBIA TO CHANGE SPECIFIED AREAS
WITHIN ANC-1A, INCLUDING PORTIONS OF SQUARES 2676, 2677,
AND 2683-2690, FROM R-5-B TO R-4**

Washington, D.C.

Delegated Action of the Executive Director

February 23, 2007

Pursuant to the Commission's delegation of authority adopted August 6, 1999, I find that the proposed Map Amendment to rezone portions of the area within ANC-1A's boundary from R-5-B to R-4 would not adversely affect any federal interests nor be inconsistent with the Comprehensive Plan for the National Capital. The specified areas include portions of Squares 2676, 2677 and 2683 – 2690.

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Advisory Neighborhood Commission (ANC) 1A has requested that the Zoning Commission rezone portions of the area within the ANC boundary from R-5-B to R-4. The specified properties are currently developed with row houses and are located within portions of Squares 2676, 2677 and 2683 – 2690. They are within an area generally bounded by 14th Street, NW to the east, Monroe Street, NW to the south, 16th Street, NW to the west, and Spring Road, NW to the north. The Zoning Commission took a proposed action to approve the case on February 8, 2007 and plans to take final action at its March 12, 2007 public meeting.

The R-5 district is a General Residence District that is designed to permit flexibility of design for urban residential developments if they conform to area requirements. The R-5-B district permits moderate height and density developments and does not limit the number of dwelling units in a building. The R-4 district, to which the properties are proposed to be zoned, is primarily a row dwelling development zone. In the Comprehensive Plan for the District of Columbia, approved in 1985 and updated in 1999, Section 1231.1 of the Ward 1 Actions to Implement the Land Use Objectives includes recommendations to amend R-4 and R-5 zoning regulations to prevent intensive unit subdivision of rowhouses or rezone predominantly rowhouse areas to lower density to protect the character of residentially zoned row house neighborhoods. In the Land Use

Element of the Comprehensive Plan approved by the City Council in December, 2006, Section 1103.1(b) includes the objective to conserve and maintain the District's sound, established neighborhoods through the strict application and enforcement of housing, building and zoning codes. In the Setdown Report dated July 14, 2006, the Office of Planning noted that this case should be viewed as a zoning consistency case and found that the proposed map amendment was not inconsistent with the Comprehensive Plan. I concur with that finding, and also find that no federal interests will be adversely affected.

Patricia E. Gallagher, AICP
Executive Director