



**EAST DUPONT MAP AND TEXT AMENDMENTS**  
LOCATED ON SQUARES 176, 177, 177N, 178, 190, 191, 206, AND 207

Northwest, Washington, D.C.

**Delegated Action of the Executive Director**

May 30, 2008

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. § 8724(a) and D.C. Code § 2-1006(a)(1), I find that the proposed map and text amendment to the Zoning Regulations for reducing the allowable residential development and adding this area to the overlay zone by changing the zoning from R-5-D and R-5-B to DC/R-5-B and DC/R-4, respectively, in the area bounded by S, T, U, 15th and 16th Streets and New Hampshire Avenue, NW consisting of the following Squares: 76, 177, 177N, 178, 190, 191, 206, and 207 would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other federal interests.

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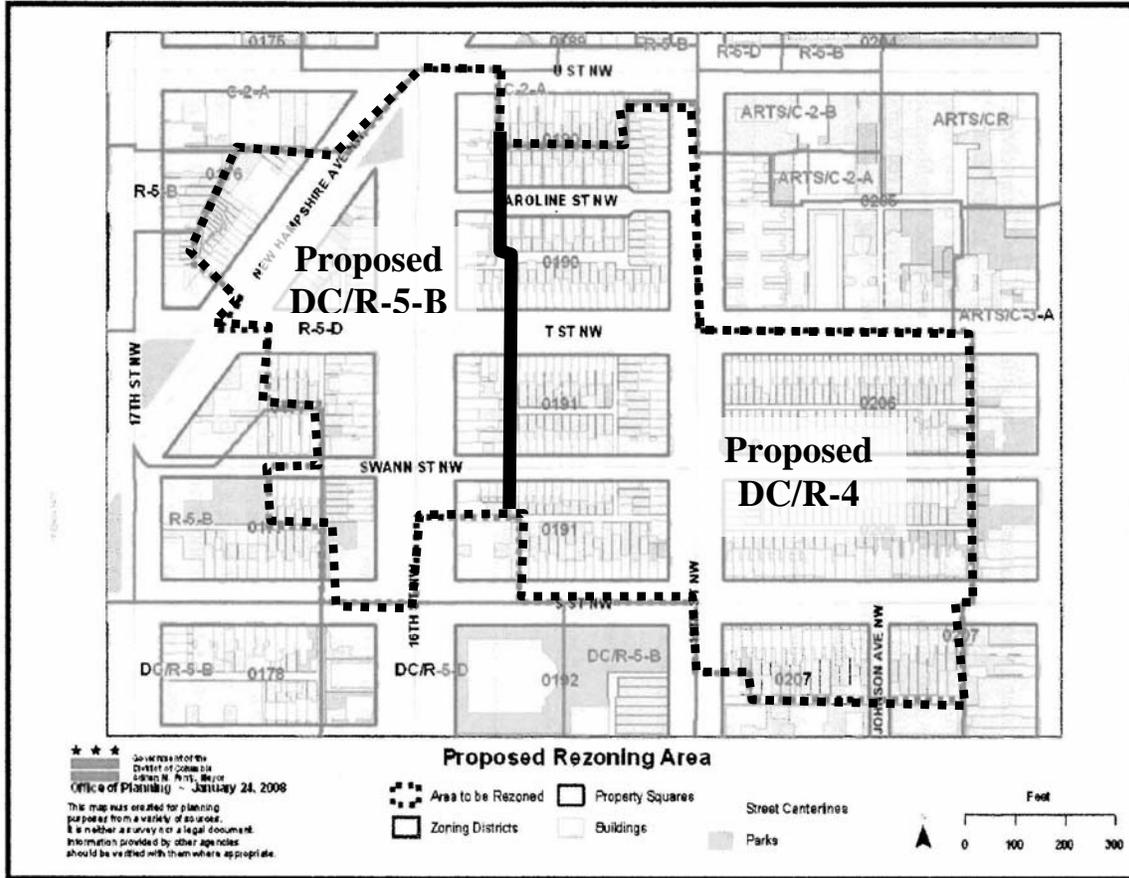
The Zoning Commission has referred to NCPC for review and comment a proposed action for a map and text amendment in an area northeast of Dupont Circle. The map and text amendment seeks to change the zoning from R-5-D and R-5-B to DC/R-5-B and DC/R-4, respectively, in the following Squares 76, 177, 177N, 178, 190, 191, 206, and 207.

The neighborhood being affected is bounded by S, T, U, 15th and 16th Streets and New Hampshire Avenue, NW and is currently a mix of townhouses and small to mid-size apartment buildings. The apartment buildings are generally located on the western part of the neighborhood and townhouses on the eastern part.

The rezoning to DC/R-5-B would reduce the allowable building heights in the western portion of the neighborhood to 50 feet, as well as reduce the floor area ratio to 1.8 and the lot occupancy to 60 percent. The eastern portion of this neighborhood zoning would change to DC/R-4 and reduce the allowable building heights to 40 feet. The floor area ratio would not change however,

but the lot occupancy would either be 60 percent or 40 percent, depending on the type of dwelling unit.

The text amendment would add these squares to the Dupont Circle overlay district to ensure compatibility between the scale and character of new development and that of existing buildings.



Several organizations submitted testimony in support of this rezoning, including: Advisory Neighborhood Commission 2B, the Dupont Circle Citizens Association, the Residential Action Coalition, the Dupont Circle Conservancy, and the Caroline Street Residents Association.

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Marcel C. Acosta  
Executive Director