



**MAP AMENDMENT
DEANWOOD HEIGHTS**

Northeast, Washington, D.C.

Submitted by the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

October 31, 2008

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the proposed Map Amendment to rezone a portion of Squares 5253, 5254 from C-1 to C-2-A, and a portion of Squares 5228, 5262, 5263, 5264, 5265 from R-2 to C-2-A along Dix street, bounded by 60th Street, NE and 57th Street NE, in Northeast, Washington, D.C. is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

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The Zoning Commission of the District of Columbia has taken a proposed action to approve a map amendment to rezone portions of Squares 5253, 5254 from C-1 to C-2-A, and Squares 5228, 5262, 5263, 5264, 5265 from R-2 to C-2-A.

Upon review of a map amendment filed by Beulah Baptist Church, Zoning Commission Case Number 08-03, which is also being reviewed by NCPC this month to rezone property owned by the church in Deanwood, the District of Columbia’s Office of Planning has determined that adjacent properties need to be rezoned to ensure zoning consistency with the Comprehensive Plan (2006), which identified this as a mixed use area. The District of Columbia Office of Planning has proposed to rezone the following properties:

| Proposed Zoning Change | Square | Lot |
|-------------------------------|---------------|------------------------------|
| C-1 to C-2-A | 5254 | 821 |
| | 5254 | 813 |
| R-2 to C-2-A | 5262 | 802 to 804, 821 and 822 |
| | 5263 | 8, 39, 817 |
| | 5264 | 31 to 34 and 45 to 53 |
| | 5265 | 28, 31 to 34, 45, 46 and 806 |

Beulah Baptist Church/Dix Street Map-
(Shaded - Properties recommended for rezoning by the Office of Planning)



The proposed building heights do not exceed the limitations set forth by the Height of Buildings Act of 1910, as amended. The proposed map amendment is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

Marcel C. Acosta
 Executive Director