



**MAP AMENDMENT TO REZONE VARIOUS SQUARES IN WARD 7
FROM R-5-A TO R-1-B, R-2, R-3, OR R-4**

Southeast and Northeast
Washington, D.C.

Submitted by the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

September 25, 2008

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, and DC Code §2-1006(a), I find that the proposed map amendment to rezone Squares 5546 and 5547 from R-5-A to R-1-B, Squares 5048W, 5087, 5088, 5089, 5090, 5091, 5092, 5093, 5159, 5160, 5178, 5179, 5201, 5202, 5232, 5246, 5252, 5258, 5259, 5264, 5265, 5266, 5267, 5268, 5271, 5272, 5273, 5278, 5397, 5397S, 5410, 5410N, 5463, 5464, 5465, 5466, 5467, 5480, 5481, 5482, 5483, 5484, 5485, 5486, 5498, 5500, and 5501 from R-5-A to R-2, Squares 5000, 5138, 5140, 5190, 5199, 5203, 5204, 5409, 5414, 5417, 5418, 5419, 5420, 5421, 5425, 5426, 5427, 5429, 5430, 5431, 5432, 5434, 5440, 5443, 5444, 5445, 5446, 5447, 5448, 5449, 5450, 5451, 5452, 5546, 5547, 5548, 5627, and Parcel 203-0009 from R-5-A to R-3, and Squares 5076, 5077, 5078, 5086, 5172, 5173, 5176, 5202, 5552, 5553, 5554, 5555, 5556, 5581, 5582, 5584, 5585, 5586, 5636, 5637, and Parcel 184 from R-5-A to R-4 would not be 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 referred to NCPC, for review and comment, a proposed map amendment to rezone various Squares in Ward 7 from R-5-A to R-1-B, R-2, R-3, or R-4. The existing development in the area is a mixture of one and two-story detached, semi-detached and row structures, and apartment buildings.

At present, the zoning in all of the squares is R-5-A. This zoning allows for low density apartment buildings with a floor area ratio of 0.9, a lot occupancy of 40 percent, and a maximum height of 40 feet. The District of Columbia Office of Planning has requested the rezoning in order for new development to conform to the Comprehensive Plan: District Elements and to integrate with existing development. The proposed rezoning would allow development of detached and semi-detached structures similar to the existing neighborhood development, along with row homes in the R-3 and R-4 districts. The zoning change would restrict new apartment development. Existing apartment buildings would be “grandfathered,” allowing them to continue operation but restricting them from expanding.

The proposed map amendment follows two related map amendments initiated by the District of Columbia Office of Planning; Zoning Commission Case 07-30 which called for rezoning of certain R-5-A zoning districts in the Marshall Heights area and Zoning Commission Case 08-12, a proposed rezoning of R-5-A districts in Ward 8. Together, these map amendments implement the recommendations of the Comprehensive Plan District Elements to rezone parts of Ward 7 and 8, in an effort to preserve the existing neighborhood character.

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