National Capital Planning Commission

Map Amendment – Square 3101, Lot 14

1700 1st Street, NW

Washington, DC

Referred by: District of Columbia Office of Zoning Commission

Approval of Report to Zoning Commission

National Capital Planning Commission

Project Information

Commission meeting date: October 4, 2012

NCPC review authority: Advisory – Comments on Zoning Map and Text Amendments

Applicant request: Approval of comments to the Zoning Commission

Delegated / consent / open / executive session: Delegated

NCPC Review Officer: C. Hart

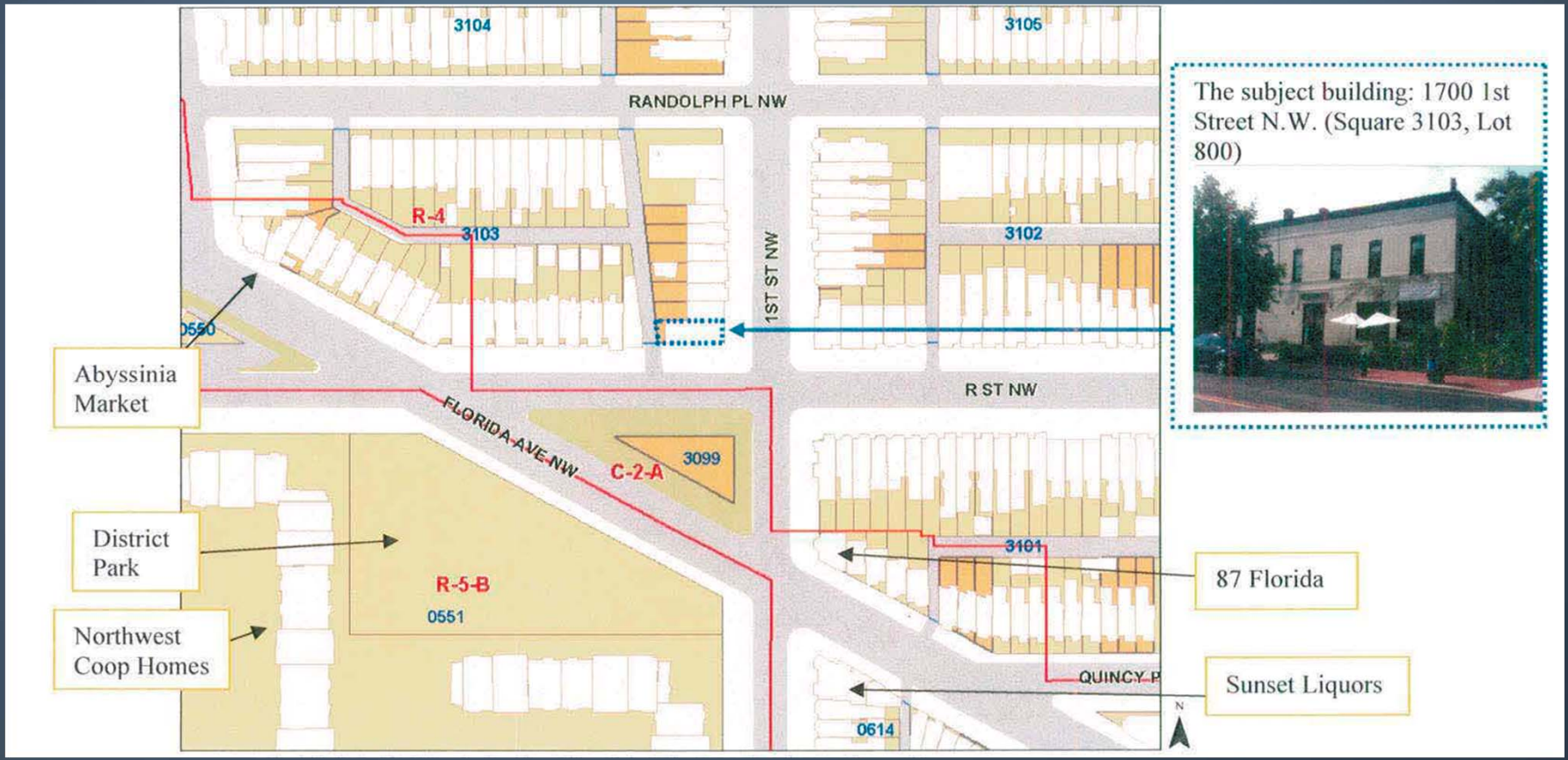
NCPC File number: ZC 10-14

Project summary:

This project is to change the underlying zoning for a property at the corner of 1st and R Streets, NW from residential to commercial (R-4 to C-2-A). This is a two- story building among two-story row houses and the second floor is a residential rental unit. The building is just north of Florida Avenue. Historically, records show that this building has had a commercial use since as early at 1905, but it has been a non-conforming use since the 1950s. The owners, who have a café called Big Bear Café at this site, wants to increase the number of tables in the café and be a conforming use. They will only be able to do this if the zoning changes.

National Capital Planning Commission

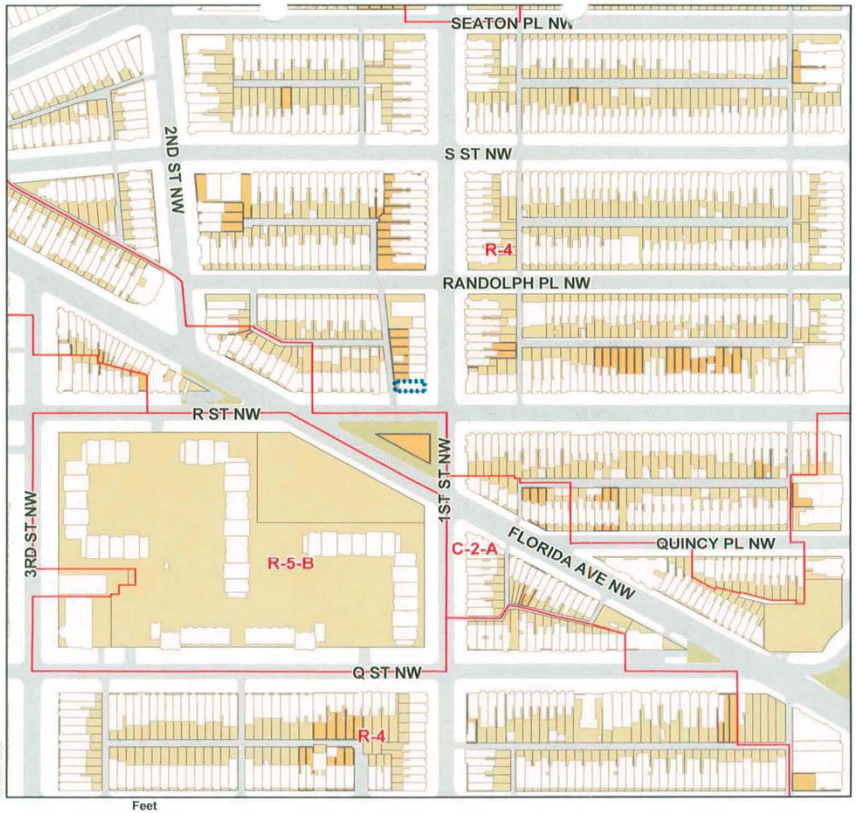
Project Location



Existing Conditions

Exhibit 2: View looking north across R Street N.W.

Zoning



Attachment 1: View of the subject area and zoning

Government of the District of Columbia
Adrian M. Fenty, Mayor

Office of Planning ~ July 1, 2010

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate. Oblique imagery © Pictometry International

- Subject Site
- Zoning Districts
- Buildings
- Roads
- Alleys and Parking
- Streets
- Parks