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The Honorable Adrian M. Fenty

Chairman
Council of the District of Columbia
The Honorable Vincent C. Gray

Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. Z.C. 08-03-1

NOV 10 2008

Zoning Commission for the
District of Columbia
2nd Floor, Suite 210 South
441 4th Street, NW
Washington, D.C. 20001

Members of the Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I found that the proposed map amendment to rezone a portion of Squares 5253 and 5254 from C-1 to C-2-A and portions of Squares 5262, 5263, 5264 and 5265 from R-2 to C-2-A along Dix Street bounded by 60th Street, NE and 57th Street, NE, is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Executive Director

Enclosure

cc: Harriet Tregoning, Director
D.C. Office of Planning

Anthony Hood, Chairman
Zoning Commission

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COMMISSION
District of Columbia

CASE NO. 08-03-1

ZONING COMMISSION

District of Columbia

CASE NO.08-03-1

EXHIBIT NO.8

**MAP AMENDEMENT
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 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.

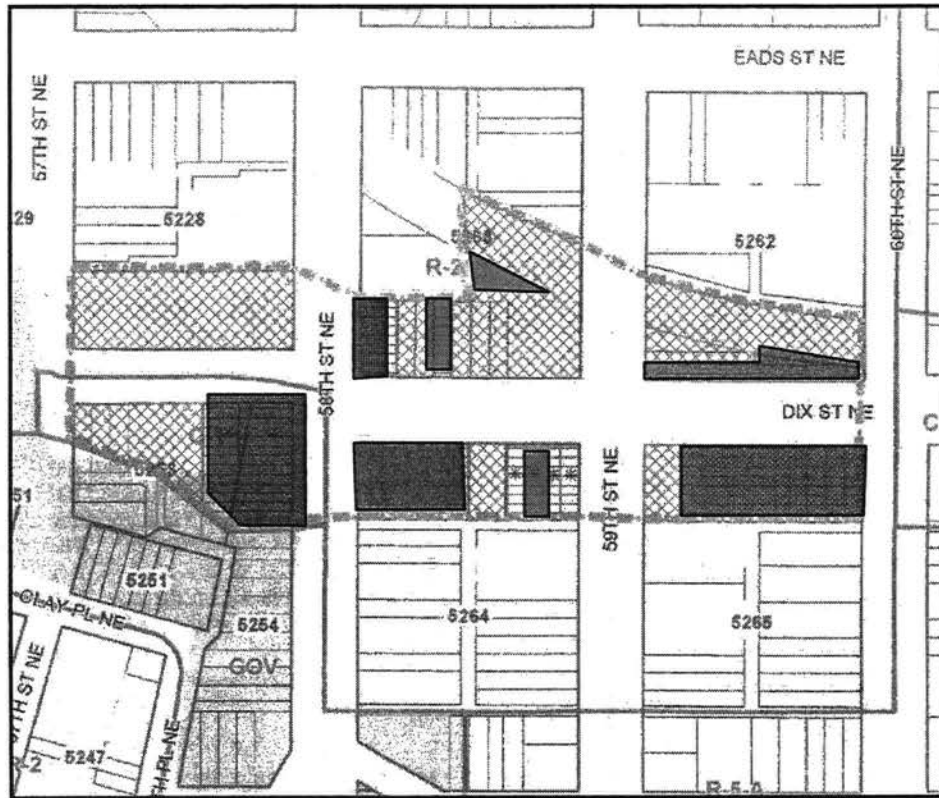
* * *

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 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	5253	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