

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

MEMORANDUM

TO: Zoning Commission

FROM: *ALS for*
Andrew Altman,
Director

DATE: October 7, 2002

SUBJECT: Second Addendum
Forest Hills Tree and Slope Overlay District
Final Report
Case No. ZC 02-19 for a Map Amendment

10-07-02 PM 4:53

This addendum contains the recommendation of the Office of Planning, following the public hearings held by the Zoning Commission on September 5 and September 30, 2002. Attached is a table of the three cities that the applicant compared to Washington, with appropriate citations as to the source of the data. This table provides information the Commission had requested at the hearing of September 5, 2002

RECOMMENDATION:

1. The Office of Planning recommends that the minimum lot size within the overlay district be 9,500 square feet. The reasons for this are:
 - The median lot size for the vacant undeveloped properties within the overlay is 9,415 square feet
 - The median lot size of developed lots within the overlay, within all zones, is 9,810 square feet.
 - The minimum lot size established for the Chain Bridge Overlay District is also 9,500 square feet, thereby making administration and enforcement consistent.
2. Based on additional review of tree and slope protection issues within the boundaries of the overlay district as filed, especially as they slope relates to public open space and national parks, the Office of Planning amends its recommendation of June 17, 2002, as contained within the Final Report. The Office of Planning now recommends that the entire proposed overlay district, as proposed by the applicant, be included within the tree and slope overlay. This recommendation is based on the need to provide for a single contiguous area in order to maintain the integrity of the overlay.

Attachment
AA/sjm_{AICP}

BZA
Case No. 02-19
Exhibit No. 283

ZONING COMMISSION
District of Columbia
CASE NO.02-19
EXHIBIT NO.283

OFFICE OF PLANNING

City	Washington	Baltimore	Richmond	New York City
Population (2000) ¹	572,059	651,154	197,790	8,008,278
Area (square miles) ²	69	81	63	321
Density (per square mile)	8,291	8,039	3,130	24,948
Metropolitan Population (2000) ³	4,923,153	2,552,994	996,512	21,199,865
Percent of Metropolitan Population	11.6	25.5	19.8	37.8
City Population Growth (1990-2000)	-5.7%	-11.5%	-2.6%	+9.4%

AA/sjm_{AICP}

¹ U.S. Census Bureau

² Welcome to Washington, District of Columbia web site; Welcome Baltimore web site; The Official City of Richmond, Virginia Website; and The Official New York City Web Site

³ U.S. Census Bureau