Application to Amend the Zoning Map
Zoning Commission
Office of Zoning
Suite 210
441 Fourth Street, NW
Washington, D.C. 20001

30 September 2002

2002 SEP 30 PM 2:29
D.C. OFFICE OF ZONING

Dear Sir or Madam,

Enclosed you will find the following:

1. One copy of Zoning Commission Form Number One for each of the five property owners applying for a Map Amendment;
2. A Statement of the reasons for requesting the Map amendment; a copy of the pertinent part of the 2002 Generalized Land Use Map; pertinent excerpts from the Comprehensive Land Use Plan;
3. A key map showing the subject property and the zoning of the surrounding area;
4. A DC Surveyor's Subdivision Plat;

Please accept this application for a Map Amendment from zone R-5-D to C-2-A and grant us a hearing at the Commission's earliest convenience.

Most sincere thanks for all your assistance thus far,

Charlotte Schoeneman
Architectural Designer
On behalf of the owners of
3101, 3103, 3105, 3107, 3109
Mt. Pleasant Street, NW
Washington, D.C.

Earthclot Design
1644 Irving Street NW, WDC 20010
202.667.7887 earthclot@hotmail.com
c:202.329.4656 earthclot.com

ZONING COMMISSION
District of Columbia
Case 02-39
ZONING COMMISSION
District of Columbia
CASE NO.02-39
EXHIBIT NO.1

Z.C. Form #1 (5-93)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations, request is hereby made for an amendment to the Zoning Map as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
2905	1049	R-5-D	C-2-A
	1050		
	1051		
	1052		
"	1053	"	"

Address or description of the premises:

3101, 3103, 3105, 3107, 3109 MT PLEASANT ST NW

Area of the Site: 1,659 square feet or acres: 6,817

Baist Atlas No. _____, Page _____.

The above information and attached documents are true to the best of my knowledge.

Owner's Signature

9/27/02
Date

ANDREW REECE
Owner's Printed Name

Person(s) to be notified of all actions:

CHARLOTTE SCHOENEMAN
Name

202.667.7887
Telephone Number

1644 IRVING ST NW
Address

DC
City

20010
Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z.C. Case No. _____

Z.C. Form #1 (5-93)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

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In accordance with the provisions of Section 102 of the Zoning Regulations, request is hereby made for an amendment to the Zoning Map as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
2595	1049	R-5-D	C-2-A
	1050		
	1051		
	1052		
	1053		
"		"	"

Address or description of the premises:

3101, 3103, 3105, 3107, 3109 Mt PLEASANT ST NW

Area of the Site: 1,279 square feet or acres: 6817

Baist Atlas No. _____, Page _____.

The above information and attached documents are true to the best of my knowledge.

Ramona Arias
Owner's Signature

9/18/02
Date

RAMONA ARIAS
Owner's Printed Name

Person(s) to be notified of all actions:

CHARLOTTE SCHOENEMAN
Name

202.667.7887
Telephone Number

1644 IRVING ST NW
Address

DC
City

20010
Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____

Z.C. Case No. _____

Z.C. Form #1 (5-93)

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2595	1049	R-5-D	C-2-A
	1050		
	1051		
	1052		
"	1053	"	"

Address or description of the premises:

3101, 3103, 3105, 3107, 3109 Mt PLEASANT ST NW

Area of the Site: 1,413 square feet or acres: 6,817

Baist Atlas No. _____, Page _____.

The above information and attached documents are true to the best of my knowledge.

Owner's Signature

9.20.02
Date

RAFAEL RODRIGUEZ
Owner's Printed Name

Person(s) to be notified of all actions:

CHARLOTTE SCHOENEMAN
Name

202.667.7887
Telephone Number

1644 IRVING ST NW
Address

DC
City

20010
Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____

Z.C. Case No. _____

Z.C. Form #1 (5-93)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

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	1050		
	1051		
	1052		
"	1053	"	"

Address or description of the premises:

3101, 3103, 3105, 3107, 3109 Mt PLEASANT ST NW

Area of the Site: 1,311 square feet or acres: 6,817

Baist Atlas No. _____, Page _____.

The above information and attached documents are true to the best of my knowledge.

Owner's Signature

Date 9.20.02

CARIDAD PICHARDO
Owner's Printed Name

Person(s) to be notified of all actions:

CHARLOTTE SCHOENEMAN
Name

202-667 7887
Telephone Number

1644 IRVING ST NW
Address

DC
City

20010
Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____

Z.C. Case No. _____

Z.C. Form #1 (5-93)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

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2595	1049	R-5-D	C-2-A
	1050		
	1051		
	~~1052~~		
"	1053	"	"

Address or description of the premises:

3101, 3103, 3105, 3107, 3109 McPLEASANT ST NW

Area of the Site: 1,155 square feet or acres: 6,817

Baist Atlas No. _____, Page _____.

The above information and attached documents are true to the best of my knowledge.

Owner's Signature — Date: 9/21/07

Lindsey, Nicole
Owner's Printed Name

Person(s) to be notified of all actions:

CHARLOTTE SCHOENEMAN — 202-667-7887
Name — Telephone Number

1644 IRVING ST NW
Address

DC — 20010
City — Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z.C. Case No. _____

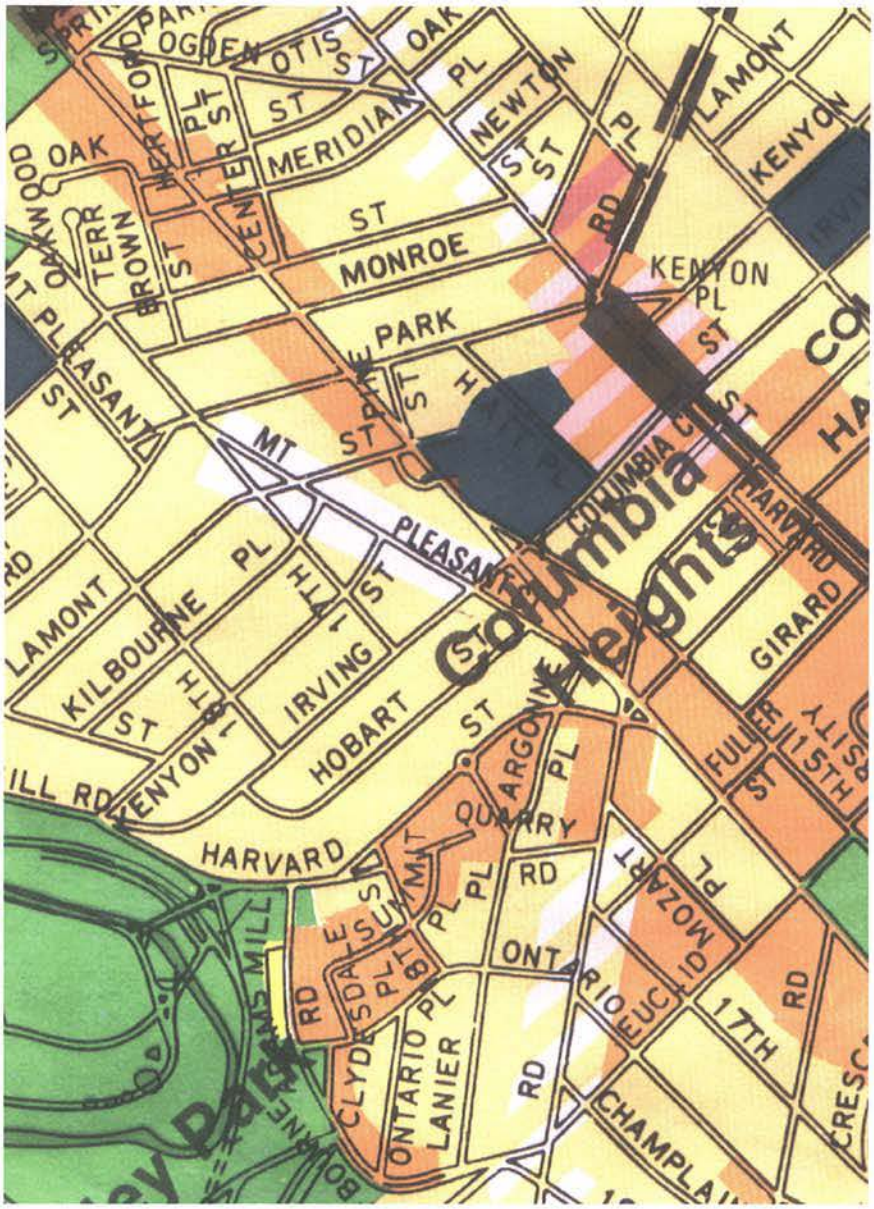
STATEMENT OF REASONS FOR REQUESTED MAP AMENDMENT

Five properties beginning at the corner of Irving and Mount Pleasant Street (3101, 3103, 3105, 3107, 3109 Mt Pleasant Street NW) are currently zoned R-5-D. These properties face commercial buildings and are adjacent to buildings zoned C-2-A. They are located in the commercial heart of the Mt Pleasant community, and are surrounded by commercial buildings. Except for these properties, all lots on Mt Pleasant Street between Irving Street and Park Road are zoned C-2-A. We request that the zoning of these properties be changed from R-5-D to C-2-A.

The R-5-D zoning appears to have corresponded to the residential development along 16th Street, rather than the low-density commercial growth along Mt Pleasant Street. However, zoned as they are (R-5-D) these buildings are an anomaly on Mt Pleasant Street and do not contribute to the urban fabric. In fact, current zoning is contrary to the 2002 Generalized Land Use Map, which designates the portion of Mt Pleasant Street between Irving Street and Park Road for low-density commercial use.

Recent commercial growth has been significant in Mt Pleasant and has been almost exclusively consolidated along Mt Pleasant Street. The commercial area from Irving Street to Park Road on Mount Pleasant Street is physically separated from both the low-density residential (R-4) development west of Mt Pleasant Street, and the high-density residential development along nearby 16th Street. This zoning change would allow the owners of these five properties to be a part of this important and useful growth area.

Of these five properties, three are already stretched to the allowable limits of home offices in attempts to participate in the adjacent business community. The owners of these five properties are local, community minded entrepreneurs who are understandably concerned with the smart growth of a vibrant local marketplace. This zoning change would better reflect the commercial nature of Mt Pleasant Street and the direction in which growth has been planned for this community.



PINK AREA DESIGNATES LOW-DENSITY COMMERCIAL DEVELOPMENT

EXCERPTS FROM THE COMPREHENSIVE USE PLAN

Chapter 12: Ward Plan

1201.1 (a) To nurture and create suitable economic activities and employment centers that do not encroach on or adversely affect the residential communities in the commercial and mixed-use areas of Ward 1;...

1202.1 (d) To consider recommending appropriate amendments to the Zoning Regulations consistent with development objectives to allow for orderly and controlled growth of appropriate economic activity in areas adjacent to residential communities;...

(n) To consider revising the Zoning Regulations to ensure that commercial districts have a variety of services needed by neighborhood residents;...

1203.1 (i) To accelerate programs for the commercial revitalization of the ward, including the 14th Street corridor, the U Street corridor, Mt Pleasant Street, and 7th Street and Florida Avenue, with special emphasis on job training and employment opportunities for area residents;...

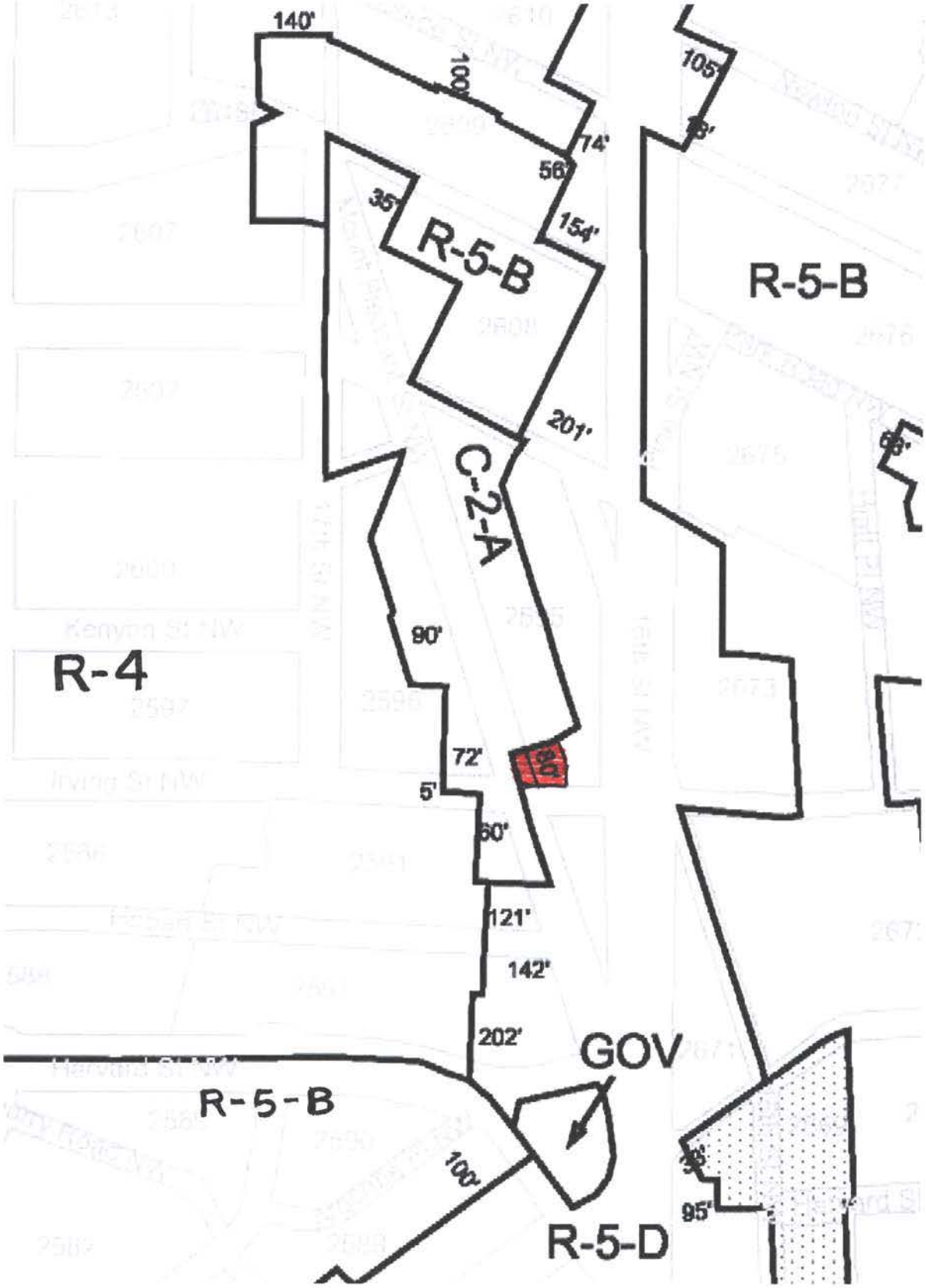
(m) To revitalize and improve the functioning and appearance of the following areas, with emphasis on retaining small business:...

(4) Mount Pleasant Street

(s) To implement economic development objectives for Mount Pleasant Street by doing the following:

(1) Maintaining and preserving the local neighborhood shopping character of Mount Pleasant Street to better serve the immediate neighborhood, including an examination of the possibility of rezoning Mount Pleasant Street;...

(9) Encouraging the presence of desired retail stores to strengthen the business mix;


140'
105'
14'
56'
35'
R-5-B
154'
R-5-B
201'
C-2-A
90'
R-4
72'
5'
60'
121'
142'
202'
GOV
R-5-B
100'
95'
R-5-D

SUBDIVISION

SQUARE 2595

THE UNDERSIGNED OWNER(S), BEING FIRST DULY SWORN, CERTIFIES, DEPOSES AND SAYS THAT THEY ARE THE OWNER(S) IN FEE SIMPLE OF THE PROPERTY MENTIONED BELOW; THAT NO OTHER PERSON OR PERSONS THAN THE UNDERSIGNED OWNER(S) HAVE ANY INTEREST OR CLAIM THEREIN EXCEPT FOR EXISTING TRUST(S) NOTED BELOW; THAT THE UNDERSIGNED IS IN PEACEFUL OCCUPATION THEREOF; THAT THERE ARE NO SUITS OR ACTIONS PENDING AFFECTING THE TITLE TO SAID PROPERTY, THAT THERE ARE TRUST(S) ON SAID PROPERTY HEREBY SUBDIVIDE LOT 683 IN ESLIN ESTATE (BOOK 46, PAGE 22,) AND PART OF LOTS 100 AND 104 IN ESLIN ESTATE (CO. BOOK 6, PAGE 6,) AND LOTS 162 TO 166 (CO BOOK 13, PAGE 42,) AND LOT 171 (CO BOOK 16, PAGE 14) AND LOTS 177 AND 178 (CO. BOOK 19, PAGE 57,) ALL IN MOUNT PLEASANT AND PLEASANT PLAINS INTO FIFTEEN LOTS AND PART OF A NEW SQUARE 2595 AS SHOWN HEREON AND REQUEST THAT THIS SUBDIVISION BE APPROVED AND RECORDED IN THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.

Witness our hands and seals this 4th day of April 19 77

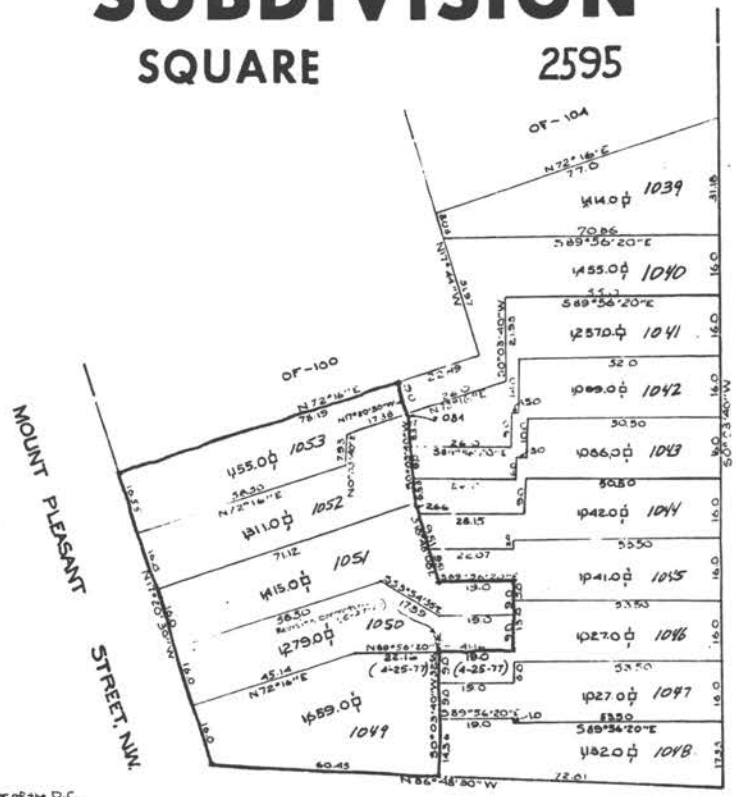
Owners:	Witnesses:
SEMIH USTUN	Frank C. Shorter
LLOYD J. PAUL	Frank C. Shorter

Subscribed and sworn before me this 7 day of April 19 77

Notary public

My commission expires: 3/1/79

Trustees under existing trust(s)



DEPARTMENT OF FINANCE AND REVENUE

April 7 19 77

I certify to the following statements as correct:

1. Owner's name agrees with our record. April 7, 1977
2. Real estate taxes are paid to: June 30, 1977
3. There are no unpaid real estate taxes in the arrears. April 7, 1977
4. There are no unpaid special assessments: 4-7-77RK

Associate Director, Assessment Administration

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

5 19

I certify that this subdivision and the remaining partsof lots complies with the zoning regulations of the District of Columbia.

Zoning: R-5-A

Acting Chief Zoning Regulations Division

OFFICE OF THE SURVEYOR OF THE D.C. WASHINGTON, D.C. APRIL 25, 1977
I CERTIFY THAT THE ADDITION TO THE PLAT AS SHOWN HEREON IS CORRECT.

W. K. Compton
SURVEYOR, D.C.

Office of the Surveyor of the D.C.
Washington D.C. June 27 19 77
I certify that the revision to the Plat as shown hereon is correct.

Acting Surveyor, DC

OFFICE OF THE SURVEYOR

April 8th 19 77

I certify that the subdivision shown hereon is correct and is hereby approved for record in this office.

W. K. Compton
Surveyor, D.C.

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Requested by: SEMIH USTUN — Receipt no 44075

Research by James L. Adams — Checked by

Computation by James L. Adams — Checked by: R.C. McKinney

Drawn by: A.JOHNAKIN — Checked by

Scale: One inch = 20' Feet

Recorded: Date: April 8, 1977 Time: 4:25 P.M.

S.O. file no. 77-43 — Book 166 Page 68