NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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IN REPLY REFER TO:
NCPC File No. Z.C. 02-46

APR 10 2003

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

Members of the Commission:

In response to your request, pursuant to delegation of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed zoning of Parcel 001690111 to M (General Industry), located within U.S. Reservation 343 and addressed as 3200 Benning Road, and found that the proposal would not adversely affect the identified federal interests nor be inconsistent with the Federal Elements of the Comprehensive plan for the National Capital.

A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Patricia E. Gallagher, AICP
Executive Director

Enclosure

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D.C. OFFICE OF ZONING
2003 APR 11 PM 4:30

ZONING COMMISSION
District of Columbia
Case 02-46
Exhibit 28

ZONING COMMISSION
District of Columbia
CASE NO.02-46
EXHIBIT NO.28

NCPC File No. ZC 02-46

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

ZONING MAP AMENDMENT TO ZONE PROPERTY DESIGNATED AS 3200 BENNING ROAD M GENERAL INDUSTRY

Washington, DC

Delegated Action of the Executive Director
MAR 27 2003

Pursuant to the Commission's delegation of authority adopted on August 6, 1999, I find that the proposed zoning of Parcel 001690111 to M (General Industry), located within U.S. Reservation 343 and addressed as 3200 Benning Road would not adversely affect the identified federal interests nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

* * *

The site proposed for zoning is an approximate 7.7-acre site that is currently unzoned and is located in Northeast Washington D.C., east of the Anacostia River and adjacent to Anacostia Park. The site is a portion of U.S. Reservation 343, which was transferred to the District of Columbia from the federal government on October 7, 1969. The property is currently being utilized by the District of Columbia Department of Public Works (DPW) as a Solid Waste Transfer Facility and under District of Columbia law, all District properties and operations are subject to zoning regulations.

The subject site is surrounded on three sides by Anacostia Park, which is unzoned federal land. To the south, across Anacostia Avenue, are properties that are zoned either M (General Industry) or C-M-1 (Commercial Light Manufacturing). Under the proposed Zoning Commission action, 3200 Benning Road will be zoned M (General Industry) which is compatible with the existing Solid Waste Transfer Facility use. The M zoning allows for general industrial, manufacturing and commercial land uses while excluding residential development. Specific uses such as the existing Solid Waste Transfer Facility are permitted by Special Exception process through the Board of Zoning Adjustment. The maximum Floor-to-Area Ratio for developments in the M designation is 6.0 and the maximum height allowable for structures is 90 feet. Additionally, the proposed Zoning Commission action will only be valid for two years at which time the zoning will expire and revert back to unzoned land.

The identified federal interest in this proposed action is Anacostia Park, which is a National Park Service facility directly adjacent to the proposed zoning site. The proposed zoning classification of M (General Industry) is consistent with an existing use that has been operating on this site next to Anacostia Park since 1972. Although the M category may become incompatible with the surrounding Park land should the current Solid Waste Transfer Facility use be discontinued, the Zoning Commission action will expire in two years so as to reevaluate the zoning's performance. As such, it is determined that the proposed Zoning Commission action will not adversely affect the identified federal interests, nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

Patricia E. Gallagher, AICP
Executive Director