NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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The Honorable Anthony A. Williams

Chairman
Council of the District of Columbia
The Honorable Linda W. Cropp

Executive Director
Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 03-15

JUL 28 2003

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

D.C. OFFICE OF ZONING
2003 JUL 28 PM 4:35

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 amendment to the Zoning Map of the District of Columbia to rezone Lot 827 in Square 3657, designated as 700 Monroe Street, NE from R-4 (Residential) to C-1 (Commercial), 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

ZONING COMMISSION
District of Columbia
Case 03-15
Exhibit 29

ZONING COMMISSION
District of Columbia
CASE NO.03-15
EXHIBIT NO.29

NCPC File No. ZC 03-15

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

ZONING MAP AMENDMENT TO REZONE LOT 827 IN SQUARE 3657 DESIGNATED AS 700 MONROE STREET, NE, FROM R-4 (RESIDENTIAL) TO C-1 (COMMERCIAL)

Washington, DC

Delegated Action of the Executive Director

JUL 28 2003

Pursuant to the Commission's delegation of authority adopted on August 6, 1999, I find that the proposed rezoning of Lot 827 in Square 3657, designated as 700 Monroe Street, NE from R-4 (Residential) to C-1 (Commercial) would not adversely affect the identified federal interests nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

* * *

The proposed Zoning Commission action will rezone the property designated as 700 Monroe Street, NE from R-4 (Residential) to C-1 (Commercial). This zoning action will allow the construction of the Bennett Career Institute at this site, which currently houses a 28,880-square-foot vacant building. This building has served as a dormitory and a social services center in the past, but has been vacant since 1999.

The site is located at 700 Monroe Street in northeast Washington, DC. The lot is an 18,570-square-foot parcel that has frontage both on Monroe Street and Michigan Avenue. The site is located directly southeast of Catholic University and west of the Brookland-CUA Metro Station (red line).

The proposed zoning map amendment will rezone this property from R-4 (residential) to C-1 (neighborhood commercial). As the C-1 district borders the site to its north, the proposed map amendment would extend that boundary to include the 700 Monroe Street property. The C-1 district allows for neighborhood serving retail establishments as well as uses permitted in residential districts. These uses can be developed to a height of 40 feet maximum and to an intensity of 1.0 Floor-to-Area Ratio (FAR) and 40 percent lot occupancy. The existing zoning of R-4 permits single-family residential and institutional uses that can be developed to a FAR of 0.9, lot occupancy of 40 percent, and a height of 40 feet.

The proposed zoning amendment expands the type of uses that can be developed on this site to include some neighborhood retail uses. It does not significantly increase the intensity of height

of developments in this area. The proposed rezoning is outside of the original L'Enfant City and does not affect any federal properties, historic places, or prominent features of the National Capital. 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