GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

TO: D. C Zoning Commission

FROM: Ellen McCarthy
Interim Director

DATE: March 2, 2005

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2005 APR -1 PM 4:47

SUBJECT: Preliminary Report on Zoning Commission Case No. 05-07, a Proposal to Rezone Property Located at 3700 Southern Avenue, N E (Square 5684 Lots 24 and 25)

APPLICATION
In February 11, 2005, the Office of Zoning received an application from Joseph Washington, the Applicant, requesting Zoning Commission review and approval of a Zoning Map Amendment to change lots 24 and 25 on Square 5684 from a Residence (R-1-B) zone district to a Neighborhood Shopping (C-1) zone district

The apparent purpose is to "house or extend (commercial) services directly to the public."

RECOMMENDATION
The Office of Planning (OP) does *not* support set down for this application because it is inconsistent with the Comprehensive Plan

AREA DESCRIPTION
The subject lots total 0 15-acre (6,738 square feet) in size according to D C land records Lots 24 and 25 are developed with one single-family detached dwelling (refer to Exhibit 1). Public alleys 16 feet and 20 feet wide abut these lots to the northwest and southwest, respectively Single-family detached dwelling are also the predominant land use on the square

The subject lots and the surrounding square are in a Residence (R-1-B) zone district Properties to the southeast and across Southern Avenue are outside the jurisdiction of the District of Columbia.

COMPREHENSIVE PLAN
The Generalized Land Use Map designates the subject property and surrounding properties for Low-Density Residential development characterized by single-family detached and semi-detached housing as predominant uses

ZONING COMMISSION
District of Columbia
CASE NO. 05-07
EXHIBIT NO. 12

ZONING COMMISSION
District of Columbia
CASE NO.05-07
EXHIBIT NO.12

ZONING REVIEW

The current R-1-B zone district allows low-density residential development, but does not allow commercial establishments The Applicant requests that the zone district of the subject property be changed from the R-1-B zone district to the C-1 zone district. The current residential land use and zone district are consistent with the Low-Density Residential designation in the Generalized Land Use Map, change to a commercial zone district would be inconsistent with the current land use designation

The Applicant did not provide any planning documents to support this request.

The proposal also conflicts with several Comprehensive Plan themes

- Major Themes of the Comprehensive Plan in Section 101 include.

  " (a) *Stabilizing and improving the District's neighborhoods, ...*
  (e) Respecting and improving the physical character of the District, .."

- The Comprehensive Plan, which is the legal basis for zoning in the District, states, as its first principle, the importance of stability for residential neighborhoods Under Section 102, Stabilizing and Improving District Neighborhoods includes.

  "102 1 *The successful and creative functioning of neighborhoods is a fundamental concern*

  102.2 *The District elements of the Plan propose that the residential character of neighborhoods be maintained and improved. Many city neighborhoods* are historic or *possess* social, economic, and *physical qualities that make them unique and desirable places in which to live. These qualities can also lead to development and redevelopment pressures that threaten the very qualities that make the neighborhoods desirable. These pressures and potential adverse impacts must be controlled to ensure that the character of our neighborhoods is preserved and enhanced. ...*

  102.4 *Promoting and ensuring good quality neighborhoods is of utmost importance to the District.* "

- Ward 7 objectives for land use and zoning include the following

  "1828.1 *The overall land use objectives for the ward are to preserve residential neighborhoods*, provide housing opportunities for a range of income levels, expand appropriate commercial and employment areas, provide for adequate

public facilities and *concentrate appropriate development around the Deanwood, Minnesota Avenue and Benning Road Metrorail stations*

1828 2 The key land use concerns in Ward 7 will include the following·

(a) *The increase of nonresidential uses in residential neighborhoods causing negative impacts, such as parking, traffic congestion, litter and noise;* .. "

The introduction of a commercial zoned property into this well established residential neighborhood would be contrary to these goals and objectives

COMMUNITY COMMENT
This area is served by Advisory Neighborhood Commission 7B. OP is unaware of ANC consideration or action on this item.

RECOMMENDATION
Based on this information, OP concludes the requested map amendment is inconsistent with Comprehensive Plan Therefore, the Office of Planning does *not* recommend scheduling this request for a Zoning Commission Pubic Hearing

Exhibit 1 Aerial Map with Zoning

EM/afj

Exhibit 1



Z.C. Application No. 05-07
3700 Southern Avenue, SE

Feet
N
0 20 40

Government of the District of Columbia
Anthony A. Williams, Mayor

Office of Planning ~ March 17, 2005

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate. Oblique imagery ©2003 Pictometry International

LEGEND

- Property Squares
- Street Centerlines
- Zoning Districts
- Buildings
- Elevation Contours - 1m