

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

★ ★ ★



Office of the Director

2005 DEC - 2 PM 4: 23

DC OFFICE OF ZONING

RECEIVED

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *JLS for*
Ellen McCarthy
Director

DATE: December 2, 2005

SUBJECT: Case No. ZC-05-34 Setdown for a petition to amend the Zoning Map regarding Square 895, Lot 76, filed by ANC 6C

RECOMMENDATION

The Office of Planning recommends setdown of the proposed map amendment to change the zoning on Square 875, Lot 76, from the R-5-D Zone District to R-5-B. Due to the existing structures on the site, the Office of Planning is concerned that R-4 as proposed by the petitioner will result in excessive nonconformities

BACKGROUND

The subject property was placed within the R-5-D (medium-high density general residence) Zone District as a result of Case No. 72-1 That case rezoned the subject property from the R-4 and C-2-A zone districts to the R-5-D on April 27, 1973 to allow a hospital on the site to expand

At their September 2005 the ANC6C, the affected ANC, passed the resolution to request a rezoning of the property to be consistent with the Comprehensive Plan The petition was filed with the Office of Zoning requesting a map amendment to rezone the subject property from the R-5-D Zone District to the R-4 On December 14, 2005 ANC 6C is scheduled to review the redevelopment proposal

The property owner is aware of the ANC petition and has chosen to continue working with the Historic Preservation staff on a redevelopment proposal to present to the Historic Preservation Review Board at their meeting on December 15, 2005

That application proposes to redevelop the site into condominium apartments, retain the older portions of the building, while demolishing the rest and rebuilding The new construction will include underground parking and building heights of four and six stories, consistent with the existing improvements The redevelopment is proposed to be done in two phases. Phase 1 involves the southern half of the square. Phase 2 is the northern half

Zoning Commission
District of Columbia
05-34
11

ZONING COMMISSION
District of Columbia
CASE NO.05-34
EXHIBIT NO.11

There has been no final approval of any redevelopment of the property by the Historic Preservation Review Board and the staff report to the HPRB dated March 1, 2005, made the following recommendations

- 1 *Support the concept plans as generally consistent with the Board's previous review and directions for development of the site;*
- 2 *Commend the improved quality of the architectural design;*
3. *Recommend revision of the plans as outlined above, for further review by the Board,*
- 4 *Advise that the Board's action is not intended to imply support for any applications for other government approvals or relief from other regulatory requirements, and*
- 5 *Defer further review of Phase II until development of that phase is intended to proceed*

The Office of Planning will calculate any new issues of nonconformity prior to the public hearing

AREA DESCRIPTION

Square:	895	Lot:	76	Quadrant:	North East
Area:	94,226 square feet	Zone District:	R-5-D		
Building Restriction Line:	None	Improvements:	Hospital		
Historic District:	Capitol Hill				

Surrounding Properties:

North: Across C Street are row houses and conversions within the R-4 Zone District and medical offices within the C-2-A Zone District.

South: Across Massachusetts Avenue are small and large apartment buildings within the R-4 Zone District.

East: A church. Across 8th Street are row houses and the Capitol Hill Medical Center. Properties to the east are located within either the R-4 or the C-2-A Zone Districts.

West: Across 7th Street are flats and one single-family detached dwelling within the R-4 Zone District.

Existing Zone District: *"The R-5 Districts are general Residence Districts designed to permit flexibility of design by permitting in a single district, except as provided in §§ 350 through 361, all types of urban residential development if they conform to the height, density, and area requirements established for these districts under chapter 4 of this title. The R-45 Districts shall also permit the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive Residence Districts (§ 350.1)*

The R-5 Districts are subdivided into R-5-A, R-5-B, R-5-C, R-5-D, and R-5-E Districts. In R-5-A Districts, only a low height and density shall be permitted, in R-5-B, a moderate height and density shall be permitted, in R-5-C, a medium height and density shall be permitted' and in R-5-D, a relatively high height and medium-high density shall be permitted, and in R-5-E, a relatively high height and density shall be permitted. (§ 350 2)

Proposed Zone District: *"The R-4 District is designed to include those areas now developed primarily with row dwellings, but within which there have been a substantial number of conversions of the dwellings into dwellings for two (2) or more families". (§ 330.1)*

Generalized Land Use Map: moderate density residential land use category- *"Row houses and garden apartments are the predominant uses, may also include low density housing "*

ZONING

The petitioner proposes the rezoning of the subject property to the R-4 (row dwellings, conversions and apartments) residence district (§ 105.1(a)(4)) from the R-5-D (medium high density general) residence district (§ 105 1(a)(5)(D)) A comparison of bulk regulations of the existing and proposed zone districts is detailed in the table below

	R-4 Zone District	R-5-D Zone District
Maximum Building Height	40 feet	90 feet
Maximum Number of Stories	3	No Limit
Minimum Rear Yard	20 feet	Min 15 feet
Minimum Side Yard	None	12.62 feet
Maximum Lot Occupancy	60 percent	75 percent
Maximum FAR	N/A	3.5

Comprehensive Plan and the Generalized Land Use Map:

The subject property is identified on the Generalized Land Use Map as being in the "moderate density residential land use category." Moderate density zone districts are the R-3, R-4, R-5-A and R-5-B. The existing R-5-D Zone District is described as "High Density: High-rise apartment buildings are the predominant uses; may also include low, moderate and medium density housing." Section 429 of the Home Rule Act, reads "Zoning maps and regulations, and amendments thereto, shall not be inconsistent with the Comprehensive Plan .." The R-5-D zone is a high-density residential district and, if fully redeveloped the square could result in inconsistency with the moderate density designation of the Comprehensive Plan.

COMPREHENSIVE PLAN

The following are Comprehensive Plan references are also relevant to the subject property

1706 WARD 6 POLICIES IN SUPPORT OF HOUSING OBJECTIVES

1706 1 The policies in support of housing objectives are as follows:

“Provide new housing in Ward 6 area through the conversion of appropriate non-residential structures that have outlived their current use, such as churches, warehouses, schools and other public facilities.” (§ 1706.1(d))

The rezoning of the subject property from R-5-D to R-5-B will allow for the conversion of the existing building into residential use.

1719 WARD 6 ACTIONS TO IMPLEMENT THE PLAN: PUBLIC FACILITIES

1719.1 The actions to implement the public facilities objectives are as follows:

“Future use, including adaptive reuse of public facilities, including schools, shall conform with existing uses and neighborhood objectives as stated in the Ward Plan. The proposals shall be considered as actions subject to the advice of the affected ANC;” (§ 1719.1(d))

1721 WARD 6 OBJECTIVES FOR URBAN DESIGN

1721 1 The objectives for urban design are as follows:

“To acknowledge and protect the unique architectural character of Ward 6 and preserve the continuity of the well established, essential historic areas,” (§ 1721.1(a))

“To ensure that new development that occurs in Ward 6 complements and translates land uses into compatible, physical settings and preserves and enhances the outstanding qualities of the natural park areas,” (§ 1721.1(b))

“To encourage a high quality of architecture consistent with the styles and characteristics of buildings in Ward 6.” (§ 1721.1(c))

1725 WARD 6 OBJECTIVES FOR PRESERVATION AND HISTORIC FEATURES

1725 1 The objectives for the preservation and historic features are as follows:

“To protect and preserve the historic character of the residential neighborhoods in the Capitol Hill and Anacostia Historic District, including Congressional Cemetery,” (§ 1725.1(b))

“To encourage new development and renovations of structures that are sensitive to the character of the historic districts in Ward 6,” (§ 1725.1(c))

The property is within the Capitol Hill Historic District and any change will be subject to the review of the Historic Preservation Review Board for design and character

1733 WARD 6 OBJECTIVES FOR LAND USE

1733.1 The objectives for land use are as follows

“To maintain the general level of the existing Ward 6 residential uses, densities and heights, .” (§ 1733 1(a))

“To locate the more intensive and active land uses in areas of Ward 6 that, by virtue of existing and planned infrastructures, can accommodate and support those types of uses and . ” (§ 1733 1(c))

1734 WARD 6 POLICIES IN SUPPORT OF LAND USE OBJECTIVES

1734 1 The objectives in support of land use objectives are as follows:

“Stabilize and improve residential and commercial areas throughout Ward 6,” (§ 1734 1(a))

“Ensure that the integrity of the Capitol Hill and Anacostia Historic Districts that are located within Ward 6 is maintained;” (§ 1734.1b))

“Monitor new developments to ensure that they are consistent with the moderate-density residential and low-to-moderate density commercial character of Ward 6;” (§ 1734.1(c))

RECOMMENDATION

The Office of Planning understands the petition requests R-4. However, based on the existing conditions of the site and the potential for nonconformities, the Office of Planning recommends setdown of the proposed map amendment to change the zoning on Square 875, Lot 76, from the R-5-D Zone District to the R-5-B

EMc/sjm,AICP