



Government of the District of Columbia

Advisory Neighborhood Commission 6C

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D.C. OFFICE OF ZONING

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RESOLUTION OF ANC 6C
APPROVED AT MEETING ON SEPTEMBER 14, 2005
Petition to Right-Zone Square 895 in conformity with the District of
Columbia Comprehensive Plan.

Background:

- Square 895 is bounded by Massachusetts Ave., Constitution Ave., 8th St., C St., and 7th St., NE. The two primary properties include St. James Episcopal Church and MedLINK Hospital.
- Square 895 historically was zoned for moderate-density row house residential use approximate to today's R-4 District.
- The historic Capitol Hill Hospital (CHH) served as a valuable neighborhood resource, providing medical services to the local community. When CHH expanded in the 1970's by constructing a new tower wing, the zoning was changed to R-5-C (later somehow changed to R-5-D) to allow the new tower. CHH subsequently closed and no longer provided the services to the neighborhood that had justified the spot zoning to high density.
- Square 895 zoning district is an anomaly of high density in a sea of moderate-density R-4 row houses. It is completely out of character to the surrounding squares comprising the nation's largest Historic District.
- The District of Columbia's Comprehensive Plan calls for preserving the moderate-density residential character of this neighborhood and further states that conversion of institutional buildings for residential use should be at a conforming density level to maintain the integrity of the Historic District.

Whereas, the District of Columbia's Comprehensive Plan calls for preserving the character and moderate-density housing neighborhoods within the Capitol Hill Historic District, and

Whereas, the DC Comprehensive Plan Generalized Land Use Map designates Square 895 as "moderate density residential" and the current R-5-D zone district is a high density residential zone district inconsistent with the Comprehensive Plan, and

Whereas, Advisory Neighborhood Commission 6C is very supportive of maintaining the historic density and character of the Capitol Hill neighborhood,

Now, be it resolved that Advisory Neighborhood Commission 6C does hereby petition the District of Columbia Zoning Commission to amend the Zoning Map, changing Square 895 Lot 76 from R-5-D to R-4, in conformity with the DC Comprehensive Plan.

Be it further resolved that, Advisory Neighborhood Commission 6C designates Commissioners Michael Sherman and Bill Crews to represent ANC 6C in all forums for this matter.

ZONING COMMISSION

CASE No. 05-34

EXHIBIT NO. 3