

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



MEMORANDUM

TO: Zoning Commission
FROM: *JLS for*
Ellen McCarthy, Director
RE: February 10, 2006
SUBJECT: Waiver of Rules for Late Submittal of Setdown for Case No. ZC-06-07

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The attached Setdown Report concerning the map amendment to assign the R-3 Zone District to Square 2930, Lots 73 and 74; and Square 2931, Lots 47, 801, 803, 810, 811 and 907 is being submitted less than 10 days prior to the Zoning Commission's consideration of the application. This is because the application was filed late with the Office of Zoning and because the application was requested to be expedited. The Office of Planning respectfully requests that the Commission waive its rule and accept the report into the record.

Attachment

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ZONING COMMISSION
District of Columbia

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: 
Ellen McCarthy
Director

DATE February 10, 2006

SUBJECT: Case No **ZC-06-07**. Report for Setdown for Emergency Map Amendment to amend the Zoning Map regarding Square 2930, Lots 73 and 74, and Square 2931, Lots 47, 801, 803, 810, 811 and 907, filed by Barry Student, Marsha Nickens, Mary Blake, Linda Dowell, Harold Brooks, Robin Wallace, Janita Cunningham and Anneliese Bruner

RECOMMENDATION

The Office of Planning recommends that the Zoning Commission to setdown the proposal for a map amendment to change the zoning on Square 2930, Lots 73 and 74, and Square 2931, Lots 47, 801, 803, 810, 811 and 907 from the C-2-A Zone District to R-3 Zone District.

BACKGROUND

The subject properties are located within the C-2-A Zone District. This zone district is located along both sides of Georgia Avenue, from Decatur to Madison. The C-2-A extends back from Georgia Avenue a distance of 74 feet on the south side of Ingraham Street, 97 feet on the north side of Ingraham Street, and 82 feet on the south side of Jefferson Street. The zone district adjacent to the subject properties to the west is the R-3 between Ingraham Street and Jefferson Street, and the R-1-B between Hamilton Street and Ingraham Street. The east side of Georgia Avenue is located within the C-2-A Zone District.

The subject properties are not located within a historic district, and none of the properties involved are landmarked.

Prior to the filing of the subject application the redevelopment of 1204, 1207 and 1209 Ingraham Street was proposed to replace the three existing row houses with 15 condominium units.

The community is concerned about the establishment of C-2-A uses and densities fronting on the side streets of their residential neighborhood, rather than Georgia

Avenue. The C-2-A Zone District currently includes many smaller lots that front on Ingraham Street and Jefferson Street. As a result the above mentioned condominium proposal does not involve any property fronting on Georgia Avenue, where the community would prefer the C-2-A densities to be focused. Therefore, the application requests that the lots facing the side streets be zoned R-3 and only lots with Georgia Avenue frontage remain within the C-2-A Zone District.



1203, 1205, 1207 & 1209 Ingraham Street, N.W.

1204 & 1206 Ingraham Street, N.W.

AREA DESCRIPTION

The subject properties are masonry row houses constructed in the early 1920's, fronting on either Ingraham Street or Jefferson Street. The properties are all located on the west side of Georgia Avenue, between Georgia and 13th Street.

To the west are residences, primarily row houses, but also single-family detached dwellings. To the east are commercial uses along both sides of



1202, 1204, 1206 Jefferson Street, N.W.

1201 Ingraham Street, N.W.



Georgia Avenue, beyond which are row houses and apartment buildings. To the south, across the public alley south of and parallel to Ingraham Street, and to the north, across Jefferson Street, are commercial uses. The property at the northwest corner of Georgia and Ingraham, 1201 Ingraham Street, is improved with a row house fronting on Ingraham with two

commercial store fronts on the basement level facing Georgia This property is not included in the application.

Existing Zone District:

"The C-2-A District is designed to provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core" (§ 720 2)

"The C-2-A Districts shall be located in low and medium density residential areas with access to main highways or rapid transit stops, and shall include office employment centers, shopping centers, and medium-bulk mixed use centers" (§ 720 3)

Proposed Zone District:

"The R-3 District is designed essentially for row dwellings, but there shall be included in an R-3 District areas within which row dwellings are mingled with one-family detached dwellings, one-family semi-detached dwellings, and groups of three (3) or more row dwellings. To maintain a family-life environment, permitted related uses are the same in R-3 Districts as in R-1 Districts" (§ 320.1)

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" The subject properties are 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.

ZONING

The petitioners propose the rezoning of the subject properties to the R-3 (row dwellings) residence district from the C-2-A (moderate density community business center) commercial district. A comparison of bulk regulations of the existing and proposed zone districts is detailed in the table below.

	R-3 Zone District	C-2-A Zone District
Maximum Building Height	40 feet	50 feet
Maximum Number of Stories	3	No Limit
Minimum Rear Yard	20 feet	15 feet
Minimum Side Yard	8 feet for end units*	8 feet for end units*
Maximum Lot Occupancy	60 percent**	60 percent
Maximum FAR	N/A	2.5

Table 1

* when not on a corner lot

** Row dwelling, church or public school. 40 percent required for all other uses.

The R-3 Zone District permits the following residential uses as a matter of right: single-family detached dwellings, semi-detached dwellings and row houses.

The C-2-A Zone District is described as a moderate density commercial zone district. The C-2-A Zone District permits the same residential uses as R-3, but also permits apartments and a variety of retail and service commercial uses that are not allowed within the R-3

COMPREHENSIVE PLAN

The following objectives from the Land Use Element of the Comprehensive Plan are relevant to the subject application:

“To protect residential neighborhoods from disruptive uses,” (§ 1102.1(e))

“To prevent concentrations of nonresidential uses in residential neighborhoods” (§ 1102.1(f))

The following vision, objective and concerns from the Ward 4 Plan of the Comprehensive Plan are relevant to the subject application:

“Because Ward 4 is primarily a stable, residential neighborhood, city officials and ward residents envision few major changes in the overall character of the ward. The vision underscores ensuring that the ward’s many existing qualities are protected and enhances and that Ward 4 continues to be an attractive and secure place to work and raise a family.” (§ 1500.1)

“Protect, preserve, maintain and rehabilitate the existing owned and rental housing stock;” (§ 1508.1(b))

“Preserving, protecting, and stabilizing the ward’s residential neighborhoods;” (§ 1528.11(a))

“Controlling the encroachment of commercial and other nonresidential uses into residential areas, a problem particularly disturbing in the residential areas abutting... Georgia Avenue . ” (§ 1528.11(b))

“Coordinate land use decisions applicable to Ward 4 with Comprehensive Plan provisions ” (§ 1529.1(j))

The proposed R-3 map amendment, if adopted, will restrict the encroachment of commercial uses and densities along the residential side streets off Georgia Avenue. The R-3 Zone District directly abuts the subject properties to the west within Square 2931, and can logically be extended south across Ingraham Street to the two properties within Square 2930.

The Office of Planning has looked into the history of the C-2-A Zone District along Georgia Avenue. Specific zoning boundaries are delineated in feet on a 1996 zoning map, and the Office of Planning believes that these zoning boundaries date from 1958. However, following a review of land use patterns, building stock and lot orientation, the Office of Planning concludes that the existing C-2-A Zone District could result in commercial uses and densities further into the residential neighborhood than is desirable to maintain the existing stable residential character of the side streets. Therefore, the Office of Planning finds that the proposal is not inconsistent with the Comprehensive Plan

COMMUNITY COMMENTS

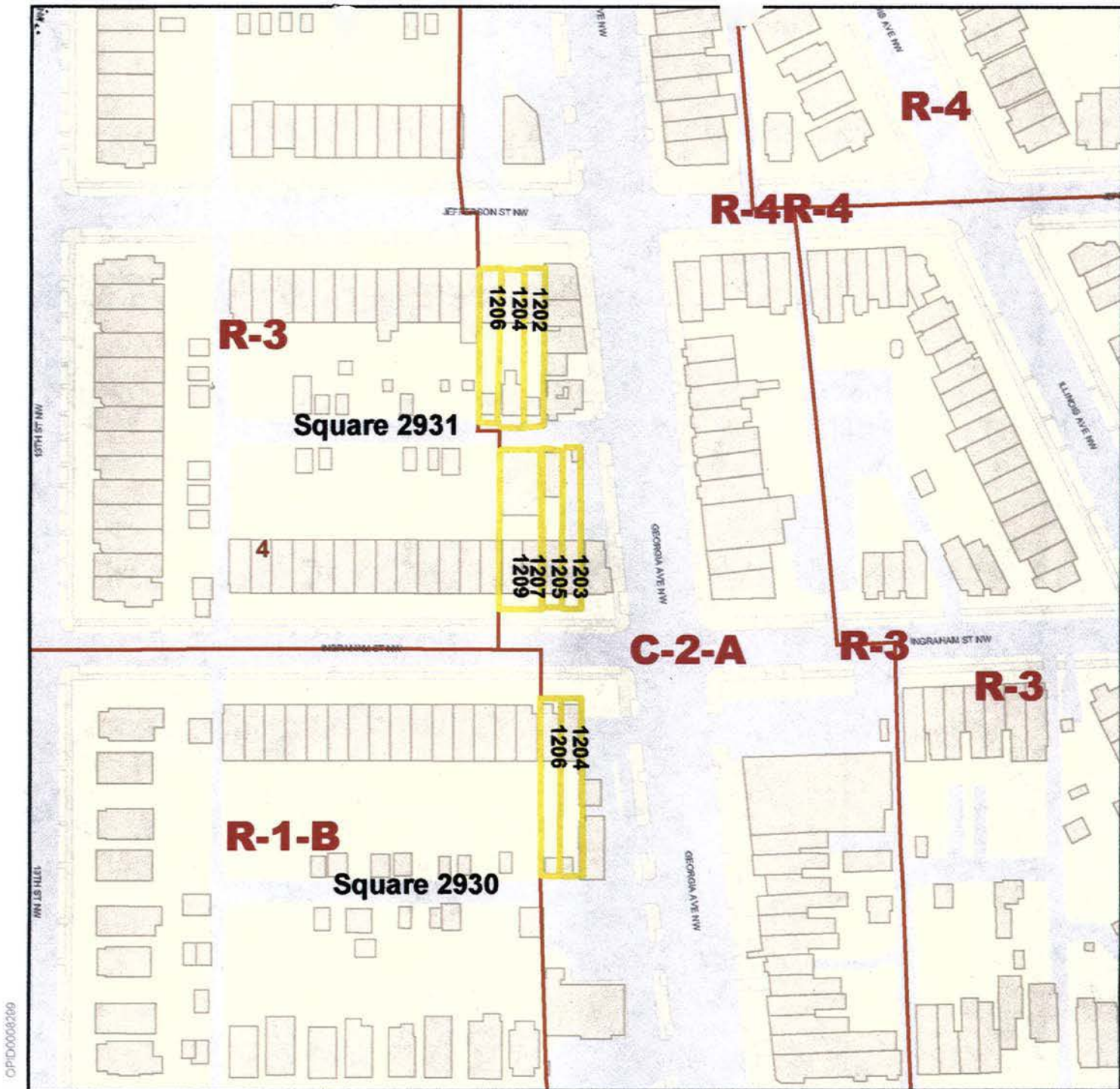
The Office of Planning requested comments from ANC 4C, but none were received

Councilmember Adrian Fenty submitted a letter dated February 6, 2006 in support of the application

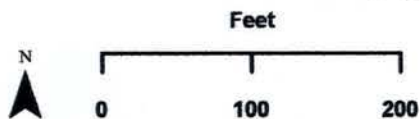
RECOMMENDATION

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EMc/sjm,AICP



ZONING COMMISSION CASE NO. 06-07



Lots Proposed for R-3

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

Office of Planning ~ February 8, 2006

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.

