

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA**APPLICATION TO AMEND THE ZONING MAP**

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations, request is hereby made for an amendment to the Zoning Map as follows:

<u>Square No.</u>	<u>Lot Nos.</u>	<u>Existing Zoning</u>	<u>Requested Zoning</u>
* _____	* _____	* _____	* SEE ATTACHED CHART
_____	_____	_____	FOR <u>R-5-B</u> ROWHOUSE
_____	_____	_____	PROPERTIES RECOMMENDED
_____	_____	_____	FOR <u>REZONING TO R-4</u> .

Address or description of the premises:

ANC 1A petitions the Zoning Commission to REZONE ROWHOUSE blocks currently Zoned R-5-B in ANC 1A from R-5-B to R-4 IN ACCORDANCE WITH THE COMPREHENSIVE PLAN, as outlined in the attached resolution and corresponding chart of squares and lots. See also the attached letter of support from Councilmember Jim Graham.

Area of the Site: _____ square feet or acres: _____

Rail Atlas No. _____, Page _____.

The above information and attached documents are true to the best of my knowledge.

Anne K. Theisen

Owner's Signature

7-15-06
Date

RECEIVED
D.C. OFFICE OF ZONING
2004 JUL 17 AM 8 53

ANC 1A VICE CHAIR ANNE THEISEN

Owner's Printed Name

Person(s) to be notified of all actions:

ANNE THEISEN, ANC 1A VICE CHAIR (202)328-2242

Name

Telephone Number

1514 MONROE ST, NW

Address

WASHINGTON, DC 20010

City

Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____

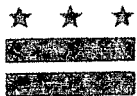
Z.C. Case No. _____

ZONING COMMISSION
District of Columbia

CASE NO. 06-36

EXHIBIT NO. _____
ZONING COMMISSION
District of Columbia
CASE NO. 06-36
EXHIBIT NO. 1

Square	Lots	Proposed Zone
Square 2676	Lots 290-291, 343-345, 326-329, 452-463, 477-480, 745, 746, 806, 782-784.	R-5-B to R-4
Square 2677	Lots 218, 368-370, 379-384, 427-42, 536-538, 546-548, 561-565, 569-573, 577-584, 627-632, 642-645, 653-660, 670-671?, 702-707, 673-675, 691-692, 706-707, 801, 803, 805, 807, 814, 838-839, 843-844.	R-5-B to R-4
Square 2683	Lots 248-250, 627, and 628.	R-5-B to R-4
Square 2684	Lots 82, 489-41, 504-508, 513-518, 526-538, 540-551, 554, 821, 824.	
Square 2685	Lots 427-433, 534-545.	R-5-B to R-4
Square 2686	Lots 599-615, 803, 805, 806, 810, 811, and 816.	
Square 2687	Lots 802-811.	R-5-B to R-4
Square 2688	Lots 26-39, 44-53, 55-73, and 74-82.	R-5-B to R-4
Square 2689	Lots 16-21, 53-64, 69-70, 74-87, 90-92, 863, and 865.	R-5-B to R-4
Square 2690	Lots 29-30, 33-37, 40-63, 65-71, 75, 862-864.	R-5-B to R-4



Advisory Neighborhood Commission 1A
Columbia Heights, Parkview and Pleasant Plains
P.O. Box 73115
Washington, DC 20058-3115



ROW HOUSE ZONING RESOLUTION 20060614-02

WHEREAS, the Comprehensive Plan for the District of Columbia adopted in 1984/1985 and updated in 1998/1999 outlined Ward 1 Actions to Implement Land Use Objectives, stating in Section 1231.1 "the actions to implement land use objectives are as follows:

(d) To protect the character of residentially zoned row house neighborhoods by limiting the density of development and preventing intensification of use through the subdivision of structures by doing the following.

(4) Amending the R4 and R5 zoning regulations to prevent intensive unit subdivision of row houses or rezone predominantly row house areas to lower unit subdivision density where currently zoned for intensive unit subdivision; and

(5) Sponsoring these zoning changes for row house areas in Adams Morgan, the area between 14th and 16th Streets, S and U Streets, and selected areas north of U Street and east of 16th Street, and certain areas along the length of 16th Street and on Connecticut Avenue at selected locations between Florida Avenue and Calvert Street..."

AND WHEREAS, the District did not take action to implement such zoning changes in accordance with the Comprehensive Plan adopted in 1984/1985 and updated in 1998/1999.

AND WHEREAS, the 2006 Draft Comprehensive Plan reiterates the intent to implement such zoning changes in the following proposed policies, actions, and zoning changes

Mid-City Element

Policy MC-1.1 Guiding Growth and Neighborhood Conservation

The following general policies and actions should guide growth and neighborhood conservation decisions in the Mid-City Planning Area. These policies and actions should be considered in tandem with those in the citywide elements of the Comprehensive Plan. Policies from existing Small Area Plans and Revitalization Studies (Georgia Avenue, Columbia Heights, Uptown, etc.) are referenced in Section MC-2.0.

Policy MC-1.1.1 Neighborhood Conservation

Retain and reinforce the historic character of Mid-City neighborhoods, particularly its row houses, older apartment houses, historic districts, and walkable neighborhood shopping districts. The area's rich architectural heritage and cultural history should be protected and enhanced.



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Policy MC-1 1 5 Conservation of Row House Neighborhoods

Recognize the value and importance of Mid-City's row house neighborhoods as an essential part of the fabric of the local community. Ensure that the Comprehensive Plan and zoning designations for these neighborhoods reflect the desire to retain the row house pattern. Land use controls should discourage the subdivision of single family row houses into multi-unit apartment buildings but should encourage the use of English basements as separate dwelling units, in order to retain and increase the rental housing supply.

Action MC-1 2-A Conservation Districts

Consider the designation of Columbia Heights, Eckington, Bloomingdale, and other Mid-City neighborhoods as "Conservation Districts." Design standards and review procedures for such districts would be less rigorous than those used in Historic Districts, but would strive for more compatible infill development and maintenance of historic building scale, mass, and height conditions.

Housing Element

Policy H-1 2 5 Workforce Housing

In addition to programs targeting persons of low, very low, and extremely low incomes, develop and implement programs that meet the housing needs of teachers, fire fighters, police officers, nurses, city workers, and others in the public service professions with wages insufficient to afford market-rate housing in the city.

Policy H-1 3 1 Housing for Families

Provide a larger number of housing units for families with children by encouraging new and retaining existing single-family homes, duplexes, row houses, and three- and four-bedroom apartments.

Recommended Implementing Zoning Changes

LU-2 1-A Row House Zoning District

Develop a new zoning district or residential overlay zone that recognizes the unique nature of row house neighborhoods and conserves their architectural form (including height, mass, setbacks, and design).

LU-2 1-B Residential Rezoning

Provide a better match between zoning and existing land uses in the city's residential areas, with a particular focus on: Blocks of well-established single-family and semi-detached homes that are zoned R-5-A or higher; Blocks that consist primarily of row houses that are zoned R-5-B or higher. In both of these instances, pursue rezoning to appropriate densities to protect the predominant architectural character and scale of the neighborhood.



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H-1 3-A Review Residential Zoning Regulations

During the revision of the city's zoning regulations, review the residential zoning regulations, particularly the R-4 (row house) zone. Make necessary changes to preserve row houses as single-family units to conserve the city's inventory of housing for larger households.

AND WHEREAS, ANC 1A passed a resolution on September 14, 2005 that is consistent with both the 1984/1985 Comprehensive Plan and the 2006 Draft Comprehensive Plan to support rezoning the following blocks in Ward 1 from R-5-B to R-4

- a Monroe Street between 14th and 16th Streets (north and south sides)
- b Newton Street between 14th and 16th Streets (south side)
- c Meridian Place between 14th and 16th Streets (north and south sides)
- d Oak Street between Ogden and Center Streets (north and south side)
- e Ogden Street between Oak and Center Streets (south side)
- f Parkwood Place between 14th and Center Streets (north and south sides)
- g Spring Place between 16th Street and Spring Road (north and south sides)
- h Perry Place between Spring Place and 14th Streets, NW (north and south sides)
- i Spring Road between 14th and 16th Streets (south side)
- j Hertford Place between Ogden and Oak Streets (both sides)
- k Center Street between Meridian Place and Ogden Street (both sides)

further stating that

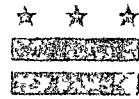
"Protection of row houses as affordable family dwellings needs to be established. A new zoning definition should be created to identify row houses with the potential for an English Basement or Garden apartment as a rental unit. This is necessary to protect the family-oriented housing stock of row houses with rentable English basement apartments, the primary housing type to support retaining families, and to protect the architectural integrity and neighborhood character of our streets and to be able to increase the stock of affordable rental housing."

Many areas of existing row houses with strong neighborhood and community presence are currently zoned R-5-B on the Comprehensive Plan Map. They should be zoned in a manner consistent with their present standing, either R-4 or a new zoning definition for single-family row houses, if one is created."

and



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that the narrative of the Comp Plan text makes a very strong statement about the need for future zoning changes to protect the row house character of the "Moderate Density" neighborhoods particularly those that are currently zoned R-5-B and discourages the conversion of row houses to multi-family apartments especially through the addition of floors to row houses where such addition(s) would detract from the architectural character and integrity of the block or have other significant negative neighborhood impacts '

AND WHEREAS, development pressures from 14th Street are already placing an undue burden on surrounding blocks in the form of increased automobile and truck traffic, increased risks to pedestrian safety, and additional demands for city services,

AND WHEREAS, development pressures from 14th Street are already causing row houses to be converted to condominiums, eroding the intact and revitalizing family-oriented row house blocks, reducing the number of affordable basement apartments, and degrading the architectural quality of row house streets by interrupting the continuity and integrity of the otherwise intact and original row house architecture by adding floors, changing rooflines, and making other adverse architectural changes,

AND WHEREAS, these blocks are not protected by historic districts or otherwise protected by any design controls,

AND WHEREAS, otherwise similar adjacent row house blocks of equal distance to the Metrorail station are zoned R-4 rather than R-5-B,

AND WHEREAS, it serves the city's affordable housing and family housing goals to preserve row house neighborhoods while allowing conversion to flats to provide affordable housing in basement units,

AND WHEREAS, conversion of condominiums in established row house neighborhoods is adverse to attracting and retaining families, and dilutes the pool of available housing units sized to accommodate families,

AND WHEREAS, implementation measures in the Draft 2006 Comprehensive Plan are not scheduled for consideration until 2008, and that further degradation due to development pressures on 14th Street is likely to occur before that time,

THEREFORE BE IT RESOLVED THAT, ANC 1A supports an emergency set down by the Zoning Commission to consider rezoning the above-mentioned blocks from R-5-B to R-4 and asks the Office of Planning to petition the Zoning Commission for such an emergency set down, and

FURTHER RESOLVED THAT, in an effort to retain and maintain affordable housing units the mapped areas considered for rezoning shall not include existing apartment buildings

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Chair

[Handwritten signature]

Secretary

[Handwritten date]

Date



JIM GRAHAM
COUNCILMEMBER, WARD ONE
COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20004

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EXPERIENCE

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Chairperson
Committee on
Consumer and Regulatory Affairs

Voting Member
Board of Directors, Washington
Metropolitan Area Transit Authority

June 28, 2006

Ms Ellen McCarthy, Director
District of Columbia Office of Planning
801 North Capitol Street, NE, Suite 4000
Washington, DC 20001

Dear Ms McCarthy

I am pleased to lend my support to the September 14, 2005 recommendations of Advisory Neighborhood Commission 1A regarding mapping issues for the 2005 Comprehensive Plan revision. I am particularly and personally concerned about the spate of row house conversions to condominiums in R-5-B zones that were recommended for down-zoning in the Comprehensive Plan adopted in 1984/1985 and updated in 1998/1999. These row house districts are once again recommended for down-zoning in the draft 2005 Comprehensive Plan. I endorse ANC 1A's recommendations to down-zone R-5-B row house blocks to R-4 in order to protect them from the adverse impacts of overdevelopment.

The row house is the basic family housing unit in the District of Columbia, and conversion of row houses to condominiums reduces the supply of housing units sized to accommodate the families who are so important to the future of the District of Columbia. Row house conversions also reduce the supply of work force and affordable housing units by eliminating the English basement apartments in such row house districts. Further, the architectural integrity of the District's fine row house blocks is threatened by developers who add floors to these buildings to accommodate their economical conversion into condominium buildings.

I urge the District of Columbia Office of Planning to take prompt action to follow up on ANC 1A's September 14, 2005 recommendations.

Sincerely,

JG/ah