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Executive Director

Patricia E. Gallagher, AICP

IN REPLY REFER TO
NCPC File No ZC 06-36A

JUN 15 2007

Zoning Commission for the
District of Columbia
2nd Floor, Suite 210 South
441 4th Street, NW
Washington, D.C. 20001

Members of the Commission

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I reviewed the proposed map amendment to rezone portions of the area within ANC-1A's boundary from R-5-B to R-4, and found that the proposal would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests. A copy of the

Delegated Action of the Executive Director is enclosed

Sincerely,

A handwritten signature in black ink, appearing to read "P. Gallagher".

Patricia E. Gallagher, AICP
Executive Director

Enclosure

**ZONING COMMISSION
District of Columbia**

CASE NO.

06-36A

EXHIBIT NO.

15

ZONING COMMISSION

District of Columbia

CASE NO. 06-36A

EXHIBIT NO. 15

bc Carol Mitten
Chairwoman
Zoning Commission



NCPC File No. ZC 06-36A

**AMENDMENT TO ZONING MAP OF THE
DISTRICT OF COLUMBIA TO CHANGE SPECIFIED AREAS
WITHIN ANC-1A, INCLUDING PORTIONS OF SQUARES 2676, 2677,
AND 2684 FROM R-5-B TO R-4
Washington, D.C.**

Delegated Action of the Executive Director

MAY 3 1 2007

Pursuant to the Commission's delegation of authority adopted August 6, 1999, 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed Map Amendment to rezone portions of the area within ANC-1A's boundary from R-5-B to R-4 would not adversely affect any federal interests nor be inconsistent with the Comprehensive Plan for the National Capital. The specified areas include portions of Squares 2676, 2677 and 2684.

* * *

Advisory Neighborhood Commission (ANC) 1A has requested that the Zoning Commission rezone portions of the area within the ANC boundary from R-5-B to R-4. The specified properties are currently developed with row houses and are located within portions of Squares 2676, 2677 and 2684. They are within an area generally bounded by 14th Street, NW to the east, Monroe Street, NW to the south, 16th Street, NW to the west, and Spring Road, NW to the north. The Zoning Commission took a proposed action to approve the case on May 3, 2007.

At a public meeting on February 8, 2007 The Zoning Commission took a proposed action to approve rezoning of other properties within this area, and in a delegated action of the Executive Director dated February 23, 2007, the National Capital Planning Commission found that the rezoning would not adversely affect any federal interests nor be inconsistent with the Comprehensive Plan. However, some of the lots were inadvertently omitted in the Zoning Commission's advertisement for the public hearing. This action will correct that omission.

The R-5 district is a General Residence District that is designed to permit flexibility of design for urban residential developments if they conform to area requirements. The R-5-B district permits moderate height and density developments and does not limit the number of dwelling units in a

building. The R-4 district, to which the properties are proposed to be zoned, is primarily a row dwelling development zone. In the Comprehensive Plan for the District of Columbia, approved in 1985 and updated in 1999, Section 1231.1 of the Ward 1 Actions to Implement the Land Use Objectives includes recommendations to amend R-4 and R-5 zoning regulations to prevent intensive unit subdivision of rowhouses or rezone predominantly rowhouse areas to lower density to protect the character of residentially zoned row house neighborhoods. In the Land Use Element of the Comprehensive Plan approved by the City Council in December, 2006, Section 1103.1(b) includes the objective to conserve and maintain the District's sound, established neighborhoods through the strict application and enforcement of housing, building and zoning codes. In a Final Report dated April 23, 2007, the Office of Planning noted that this case should be viewed as a zoning consistency case and found that the proposed map amendment was not inconsistent with the Comprehensive Plan. I concur with that finding, and also find that no federal interests will be adversely affected.



Patricia E. Gallagher, AICP
Executive Director