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The Honorable Adrian M. Fenty

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Council of the District of Columbia
The Honorable Vincent C. Gray

Acting Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. Z.C. 07-30

MAR 11 2008

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 Marshall Heights Area from R-5-A to R-2 or R-3, and found that the amendment would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any other federal interests. A copy of the Delegated Action of the Acting Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Acting Executive Director

Enclosure

cc: Harriet Tregoning, Director
D.C. Office of Planning

Anthony Hood
Chairman, Zoning Commission

ZONING COMMISSION
District of Columbia

CASE NO.

07-30

EXHIBIT NO.

11

**MAP AMENDMENT TO REZONE PORTIONS OF THE MARSHALL HEIGHTS AREA
FROM R-5-A TO R-2 OR R-3**

Squares 5350, 5351, 5352, 5341E, 5341, 5342E, 5359, 5362, 5287, 5293, 5294, 5295, 5296, 5297, 5298, 5299, 5300, 5301, 5302, 5303, 5304, 5308, 5309, 5310, 5311, 5312, 5313, 5314, 5315, 5316, 5317, 5321, 5322, 5323, 5324, 5325, 5326, 5327, 5328, 5330, 5331, 5332, 5333, 5334, 5335, 5336, 5337, and 5338

Marshall Heights, SE
Washington, D.C.

Delegated Action of the Executive Director

FEB 28 2008

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed map amendment to rezone Squares 5350, 5351, 5352, 5341E, 5341, 5342E, 5359, and 5362 from R-5-A to R-2 and Squares 5287, 5293, 5294, 5295, 5296, 5297, 5298, 5299, 5300, 5301, 5302, 5303, 5304, 5308, 5309, 5310, 5311, 5312, 5313, 5314, 5315, 5316, 5317, 5321, 5322, 5323, 5324, 5325, 5326, 5327, 5328, 5330, 5331, 5332, 5333, 5334, 5335, 5336, 5337, and 5338 from R-5-A to R-3 would not be inconsistent with the Comprehensive Plan for the National Capital nor would it have an adverse impact on any other federal interests.

* * *

The Zoning Commission of the District of Columbia has referred to NCPC, for review and comment, a proposed action to approve a map amendment to rezone Squares 5350, 5351, 5352, 5341E, 5341, 5342E, 5359, and 5362 from R-5-A to R-2 and Squares 5287, 5293, 5294, 5295, 5296, 5297, 5298, 5299, 5300, 5301, 5302, 5303, 5304, 5308, 5309, 5310, 5311, 5312, 5313, 5314, 5315, 5316, 5317, 5321, 5322, 5323, 5324, 5325, 5326, 5327, 5328, 5330, 5331, 5332, 5333, 5334, 5335, 5336, 5337, and 5338 from R-5-A to R-3. The squares being rezoned are located in the Marshall Heights area of Southeast Washington, D.C. The existing development of the area is a mixture of one and two story single family homes, semi-detached and row structures, and apartment structures.

At present, the zoning of the squares is R-5-A. This zoning allows for low density apartment buildings with a floor area ratio of 0.9, a lot occupancy of 40 percent, and a maximum height of 40 feet. The District of Columbia Office of Planning has requested the rezoning in order for new development to be in conformance to the Comprehensive Plan: District Elements and to integrate with existing development. The proposed rezoning would allow development of single family houses and duplexes that would match the existing neighborhood development, along with row homes in the R-3 district. The zoning change would restrict new apartment development. Existing apartment buildings would be "grandfathered," allowing them to continue operation but restricting them from expanding.

The rezoning is supported by Advisory Neighborhood Commission 7E and by many residents of the Marshall Heights area.



Marcel C. Acosta
Acting Executive Director