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#07-34

December 10, 2007

Zoning Commission of the District of Columbia
441 Fourth Street, NW
Suite 200/210 South
Washington, DC 20001

ATTENTION: Zoning Commission Secretary

SUBJECT: Application to Amend Zoning Map

Dear Commission Members:

Enclosed for the Secretary's review and action are an application and required and supplementary documentation for a proposed amendment to the District of Columbia Zoning Map for a Mid-City residential neighborhood. The supporting materials include those that we were instructed to submit during a meeting on November 7, 2007, with Donna Hanousek, Zoning Specialist, in your office. We look forward to working with your office on this application.

The co-sponsors of this application are: Advisory Neighborhood Commission (ANC) 2B, Ramon Estrada, Chair; the Dupont Circle Citizens Association, Robert L. Halligan, President; the Residential Action Coalition, Kathryn A. Eckles, President; and the Dupont Circle Conservancy, Richard Busch, President. This initiative has the Caroline Street Residents Association, Daniel Gamber, Chair. Letters attesting to this support are attached. (See Attachment 1)

Our application seeks a reduction in existing residential zoning to lesser densities that are more in keeping with actual land use in what is essentially a low-scale neighborhood characterized by its mainly two- and three-story row houses along with a few semi-detached ones. As you know, much of the residential area east of 14th Street, NW, to about Ninth Street, NW, and from alleys behind the south

ZONING COMMISSION
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CASE NO. 07-34

EXHIBIT NO. 1

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side of U Street, NW, as far south as Logan Circle, NW, some 40 blocks containing a similar mix of row houses, had its zoning density reduced in the 1970s. We believe that similar action should be taken for the area defined in this application. Doing so will not deprive the neighborhood of housing units because of the substantial inventory of new condominiums and apartment buildings either now available for occupancy or coming on-line soon.

Very truly yours,



Anne Sellin
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Washington, DC 20009
202.387.7782



Richard Busch
1520 Caroline Street, NW
Washington, DC 20009
202.462.0948

Attachments:

- *Application**
- *Letters of Support (Attachment No. 1)**
- *Squares and Lots Chart (Attachment No.2)**
- *Addresses or descriptions of the premises - Shown on completed survey forms for each block with accompanying photographs (Attachment No. 3)**
- *Advisory Neighborhood Commission Affiliation and Map (Attachment No. 4)**
- *Application area, outlined in red, on zoning map showing zoning in surrounding area (Attachment No. 5)**
- *Table listing application area streets and blocks and their locations in respective historic districts (Attachment No. 6)**
- *Brief Area Zoning History and a Rationale for Lower Density Zoning Categories (Attachment No. 7)**
- *2006 DC Comprehensive Plan support for Row House Neighborhood Retention (Attachment No. 8)**
- *Community Outreach and Meeting with senior Office of Planning officials (Attachment No. 9)**
- *BAIST Maps for Zoning Amendment Area (Attachment No. 10)**
- *Statistical Data (Attachment No. 11)**
- *Office of Planning prepared area map with application area outlined in red black .**