

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Memorandum

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, Deputy Director *JS*

DATE: May 12, 2008

SUBJECT: Preliminary Report on Zoning Commission Case Number 08-03 – Beulah Baptist Church of Deanwood Heights Zoning Map Consistency Amendment (Setdown Report)

PROPOSAL

On February 18, 2008, Beulah Baptist Church of Deanwood Heights et al, the applicant, filed a petition requesting that the Zoning Commission rezone portions of the following squares: 5228, 5229, 5253, and 5262-5265. On May 1, 2008, this petition was amended to remove properties located in Square 5229 and 5263. The Office of Planning is a co-applicant for this map amendment request and is augmenting this petition to include additional properties located in Squares 5253, 5254, and 5262-5265. The proposed map amendment would rezone properties currently zoned either C-1 or R-2 to the C-2-A district, a designation more consistent with the 2006 District of Columbia Comprehensive Plan Generalized Policy Map. A revised table and map describing the properties proposed for rezoning has been provided for your reference.

Zoning Change Requested

The following table describes the properties proposed for rezoning:

		Lots proposed for rezoning by Beulah Baptist		Lots proposed for rezoning by the Office of Planning	
Proposed Zoning Change	Square	Lots owned by Beulah Baptist	Lots under contract for purchase by Beulah Baptist	Remaining Privately Owned Lots	
C-1 to C-2-A	5253	23, 811, 813, 814	821		
	5254		813		
R-2 to C-2-A	5228	44			
	5262	14, 824		802-804, 821, 822	
	5263	5-7, 9, 10, 41, 809		8, 39	
	5264	807	31-34	45-53	
	5265	805		28, 31-34, 45, 46, 806	

ZONING COMMISSION
District of Columbia

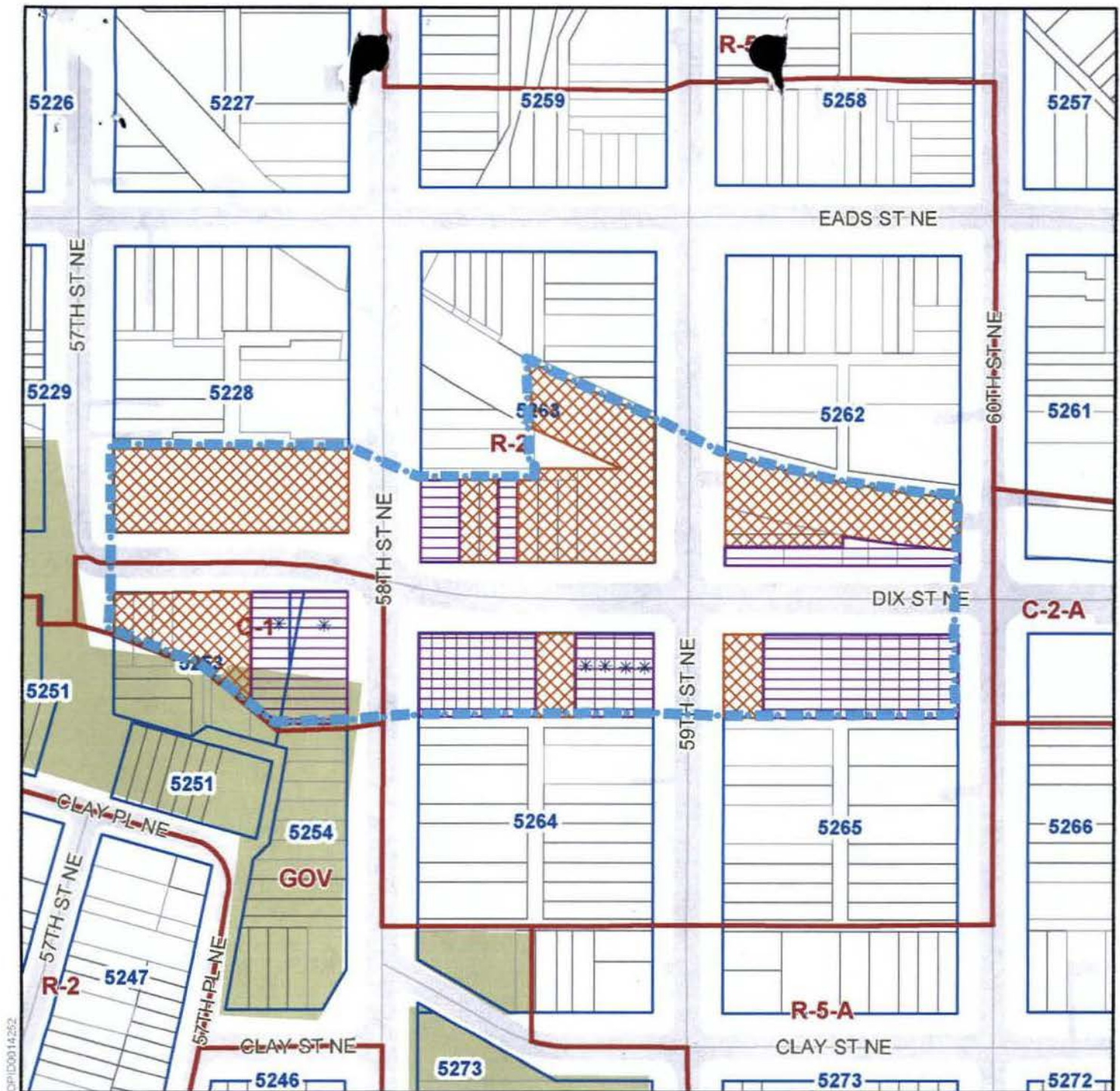
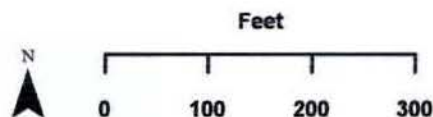


Exhibit 3: Beulah Baptist Church/Dix Street Map Consistency Case Parcel Map - OP recommended boundary



★ ★ ★ Government of the
District of Columbia
Adrian M. Fenty, Mayor

Office of Planning ~ May 12, 2008

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.
Oblique imagery © Pictometry International

Legend

Zoning Districts	Properties owned by Beulah Baptist
Property Squares	Privately-owned properties recommended for rezoning by the Office of Planning
Tax Lots	Properties under contract for purchase by Beulah Baptist
Record Lots	Project Area
DC Parks	
Street Centerlines	
Roads	