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Executive Director
Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. Z.C. 08-03

NOV 10 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 found that the proposed map amendment to rezone a portion of Square 5253 from C-1 to C-2-A and to rezone portions of Squares 5228, 5262, 5263, 5264 and 5265 from R-2 to C-2-A, is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Executive Director

Enclosure

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

Anthony Hood, Chairman
Zoning Commission

ZONING COMMISSION
District of Columbia

CASE NO.

08-03

EXHIBIT NO.

32

**MAP AMENDMENT
BEULAH BAPTIST CHURCH OF DEANWOOD HEIGHTS**

Northeast, Washington, D.C.

Submitted by the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

OCT 3 1 2008

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the proposed Map Amendment to rezone a portion of Square 5253 from C-1 to C-2-A and to rezone portions of Squares 5228, 5262, 5263, 5264, and 5265 from R-2 to C-2-A in Northeast, Washington, D.C. is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

* * *

The Zoning Commission of the District of Columbia has taken a proposed action to approve a map amendment to rezone the following Squares along Dix Street, NE in Washington, D.C.:

Proposed Zoning Change	Square	Lot
C-1 to C-2-A	5253	23, 811, 813, 814
R-2 to C-2-A	5228	44
	5262	14,, 822, 824
	5263	5-7, 9, 10, 41, 809
	5264	31, 33, 34, 807
	5265	805

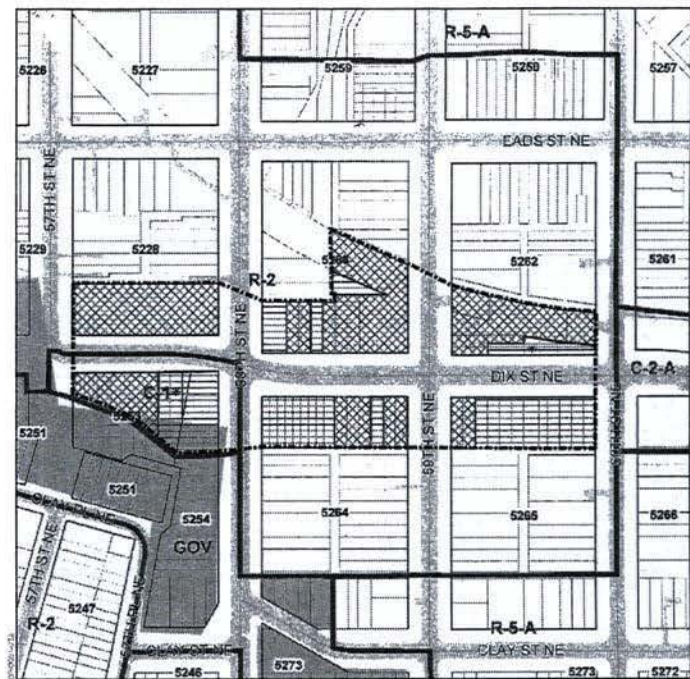
Beulah Baptist Church of Deanwood consolidated ownership of these lots and has several more in the immediate area under contract to purchase. The District of Columbia's Office of Planning has proposed to include additional properties that are not included above in another Zoning Commission case, Z.C. 08-03-1. The map below identifies all affected properties.

The area included in the proposed map amendment, shown by a dotted line on the adjacent map, consists of low density residential and a few, small commercial and retail uses.

The proposed map amendment would allow for continued commercial and retail uses along Dix Street, NE from Eastern Avenue, NE to 57th Street, NE. A portion of Marvin Gaye Park, which is not a part of the map amendment, is shown in the southwestern part of this map. A former railroad right-of-way is also included in the outlined map amendment area. The railroad right-of-way is in private ownership.

In the C-2-A zone, the maximum allowed height is 50 feet, and the maximum allowed floor area ratio is 2.5. As the width of Dix Street, NE is 90 feet, the Height of Buildings Act of 1910, as amended, would allow a height greater than would be allowed under zoning.

The proposed map amendment is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.




 Marcel C. Acosta
 Executive Director