

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



2009 MAR -3 PM 2:55
U.C. OFFICE OF ZONING

MEMORANDUM

TO: Zoning Commission for the District of Columbia
FROM: Jennifer Steingasser, Deputy Director *JS*
DATE: March 2, 2009
SUBJECT: ZC 08-09 – Supplemental Report: SSH Overlay Statistics

The information below represents a look at the lot land area and lot use of the areas considered in Case 08-09

Lot Land Area

The Office of Planning (OP) used the geographic information system (GIS) analysis to determine the following, which includes nonresidential uses - churches, hospitals, universities, chanceries, and private schools.

AREA	TOTAL LOT LAND AREA	NONRESIDENTIAL LOT LAND AREA
R-1-B City-wide	16,226,962 sq meters	1,300,571 sq meters
Existing SSH Overlay	213,765 sq meters	14,888 sq meters
Proposed Overlay Case 08-09	98,007 sq meters*	18,742 sq meters

* Does not include the Kingbury Center
Lots= tax lots, record lots and parcels

- Percentage of nonresidential uses in all R-1-B zoned land in the District: **8.0%**
(1,300,571 / 16,226,962)
- Percentage of nonresidential uses in the existing 16th Streets Hts. Overlay by land area: **6.9%**
(14,888 / 213,765)
- Percentage of nonresidential uses in the proposed overlay case 08-09 by land area: **19.1%**
(18,742 / 98,007) 19.1% EXCLUDES the Kingsbury Center which has the largest land area in the overlay (173,026 square feet), as it occupies its own square, Square 2711. Square 2711 is currently in the D/R-1-B district (Order 520, February 1987). Originally built as the Dickerson Home for the Aged in 1911, it predates the Zoning Regulations but was converted from residential to institutional. The Kingsbury Center has requested exclusion from the proposed extension. If the Kingbury Center is included in the lot land area calculations, the percentage on nonresidential rises to 35.5%.

ZONING COMMISSION
District of Columbia

CASE NO. 08-09
EXHIBIT NO. 68

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Lots

Number of lots: 143 lots including Square 2711 (the Kingsbury Center)
142 lots excluding Square 2711 (the Kingsbury Center)

Number of **residential** lots, including the Liberian Embassy: **131**

Number of **nonresidential** lots = 12; 8 are houses of worship and 4 are other

Principal Buildings

Number of principal buildings: 139 including Square 2711

- 138 excluding Square 2711
- 127 residential principal buildings (127/138) = 92.0%
- 11 nonresidential principal buildings (11/138) = 7.9% (excluding sq 2711)
- 12 nonresidential principal buildings (12/139) = 8.6% (including sq 2711)

Construction History

The 143 properties of the proposed overlay were erected primarily between 1906 through 1936. One residence on Piney Branch Road was constructed as late as 1960, and one church on 16th Street (4801) was constructed as late as 1949.

Of the 12 existing nonresidential lots, 8 lots were identified as conversions from detached single-family dwellings (the date of conversion has not been determined) which represents 6.6 % of the number of lots.

In the existing 16th Street Heights Overlay, prior to the creation of the overlay, the Sixteenth Street Heights Civic Association surveyed 326 homes (1992), and 44 were identified as homes converted to other than single family residences. That is, 13% were converted for nonresidential purposes, categorized as day care, religious residences, house churches, boarding room houses, social service centers, embassies, and associations.