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The Honorable Vincent C. Gray

Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. Z.C. 08-12

SEP 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 several squares from R-5-A to R-2, R-3 or R-4 in Ward 8, 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

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ZONING COMMISSION
District of Columbia
CASE NO. 08-12
EXHIBIT NO. 8



MAP AMENDEMENT TO REZONE VARIOUS SQUARES

**FROM R-5-A TO R-2, R-3 OR R-4
in Ward 8**

Southeast Washington, D.C.

Submitted by the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

AUG 29 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 Squares 5724, 5767, 5763, 5898, 5899, 5920, 5928, 5935, 5937, 5938, 5939, 5941, 5942, 5943, 5944, 5945, 5946, 5957, 5973, 6093, 6094, 6118, 6119, 6162, 6163, 6164, 6165, 6166, 6167, 6168, 6239, 6240, 5726, 5727, 5728, 5729, 5729W, 5730, 5734, 5740, 5755, 5777, 5778, 5824, 5842, 5844, 5892, 5895, 58901, 5920, 5921, 5922, 5923, 5981, 5982, 5983, 5984, 5985, 5994, 5995, 5996, 5997, 5998, 6000, 6001, 6116, 6117, 6125, 6126, 6128, 6128N, 6129, 6151, 6153, 6154, 6208, 6209, 6210, 6211, 6212, 6213, 6250, 6254, 6271 and 6277 from R-5A to R-2, R-3 or R-4 would not be inconsistent with the Comprehensive Plan for the National Capital nor have an adverse impact on any other federal interests.

* * *

The Zoning Commission of the District of Columbia has taken a proposed action to approve a map amendment to rezone squares 5724, 5767, 5763, 5898, 5899, 5920, 5928, 5935, 5937, 5938, 5939, 5941, 5942, 5943, 5944, 5945, 5946, 5957, 5973, 6093, 6094, 6118, 6119, 6162, 6163, 6164, 6165, 6166, 6167, 6168, 6239, 6240 from R-5A to R-2, and to rezone squares 5726, 5727, 5728, 5729, 5729W, 5730, 5734, 5740, 5755, 5777, 5778, 5824, 5842, 5844, 5892, 5895, 58901, 5920, 5921, 5922, 5923, 5981, 5982, 5983, 5984, 5985, 5994, 5995, 5996, 5997, 5998, 6000, 6001, 6116, 6117, 6125, 6126, 6128, 6128N, 6129, 6151, 6153, 6154, 6208, 6209, 6210, 6211,

6212, 6213, 6250, 6254, 6271 and 6277 from R-5A to R-3, and to rezone squares 5786, 5787, 5788, 5790, 5812, 5905, 5924, 6123, 6157, 6158, 6159, 6160 from R-5A to R-4.

The Office of Planning is recommending to the Zoning Commission that the listed squares in R-5-A be down-zoned to R-2, R-3-A, or R-4-A. The proposal responds to a decreasing supply of single family housing in Ward 8 and an increase in apartments/ high density residential development. The intent is to preserve the fabric and character of Ward 8, which consists largely of single family homes (detached and semidetached). The R-5-A zone allows for the construction of apartment buildings. The rezoning of these squares would require the construction of detached and semidetached dwellings. Existing Apartments would be grandfathered, but would not be able to expand.

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