

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



ZONING COMMISSION
District of Columbia

CASE NO. 09-07

EXHIBIT NO. 11

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MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: Jennifer Steingasser, ^{JS} Deputy Director for Development Review & Historic Preservation
DATE: April 17, 2008
SUBJECT: Preliminary Report on Zoning Commission Case Number 09-07, a Proposed Zoning Map Amendment to Establish Zoning on Property Located at 2269 Cathedral Avenue, NW (Square 2210 Lot 803)

I. PETITION

On April 10, 2009, Kristen and Scott Franklin, the applicants, filed a petition with the Office of Zoning requesting the Zoning Commission to establish initial zoning of Residential (R-5-D) on lot 803 on Square 2210.

II. RECOMMENDATION

The Office of Planning (OP) recommends that the Zoning Commission set down this application for a public hearing advertizing the requested R-5-D zone district but also advertizing the R-4 zone district on the subject property in conjunction with a special exception hearing for consideration of the proposed addition to the existing residence in accordance with the provisions of § 223.

II. BACKGROUND

Lot 803 occupies 5,822 square feet at the southeast corner of Square 2210 at the Hawthorne Street right-of-way intersection with Cathedral Avenue, N.W. The property is developed with a 2.5 story frame dwelling and garage. Abutting properties to the north and east are The National Zoo and Rock Creek Park. Properties to the south across Cathedral Avenue are developed primarily with one-family dwelling, and properties to the west across the Hawthorn Street right-of-way are developed with medium-density residential buildings.

The subject property and park lands to the north and east are not zoned. Residential properties to the south across Cathedral Avenue are in an R-4 district. Properties further west across the Hawthorne Street right-of-way and north of Cathedral Avenue are in an R-5-D district (please refer to Exhibits 1 and 2). The subject property and properties to the south and west also fall within the Woodley Park Historic District. The existing dwelling on the site has also been designated a contributing building to this historic district.

As described in more detail below, the subject property and park properties to the north and west have a Parks, Recreation and Open Space designation on the 2006 Comprehensive Plan Future Land Use Map.

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Nearby properties to the south and west are designated for Moderate Density residential uses (refer to Exhibit 3).

Application in Brief

- Location:** Square 2210 Lot 803 in Ward 1, ANC 3C
- Applicant:** Kristen and Scott Franklin
- Current Zoning:** Not zoned
- Property Size:** 5,822 (0.13 acre)
- Proposal:** To establish an R-5-D zone district on subject property. The application indicates the property has been in continuous use as a residence since 1909. The application also requested that this rezoning be established on an emergency basis since the fact that the property is not zoned was not realized until it was purchased in March 2009, during the review of a pending building permit application for a 225 square-foot building addition. This proposed addition would increase the lot occupancy percentage to over 40%.
- Relief and Zoning:** Pursuant to 11 DCMR Chapter 24, the applicant is seeking to establish an R-5-D district, a residence zone district that would allow medium-high density and height, and maximum lot occupancy of 75%.

Existing Zoning

The surrounding zoned properties fall under the following two zone districts:

District	Predominant Use	Allowable Maximum		
		FAR	Height	Allowable Lot Occupancy %
R-4	Row dwellings with apt. conversions	No maximum	40 feet, 3 stories	40 % (one-family dwelling)
R-5-D	Medium-high density residential with compatible institutional and semi-public buildings	3.5	90 feet, unlimited stories	75%

While the proposed R-5-D district would accommodate the desired lot occupancy, this medium-high density residential district is inconsistent with the Moderate Density Residential designation of the surrounding area on the Generalized Land Use of the 2006 Comprehensive Plan (refer to the Comprehensive Plan section below).

The proposed addition and a lot occupancy just over 40% would not be allowed in the R-4 district as a matter-of-right, however the addition could be allowed with special exception approval per § 223 of the Zoning Regulations.

Comprehensive Plan

The 2006 Comprehensive Plan Future Land Use Map designates the subject residential property for Parks, Recreation and Open Space, while residential properties to the northwest, south and west are

designated for Moderate Density residential uses. Based on facts presented in the application, it appears the designation of the subject property for recreation purposes on the Future Land Use Map was an oversight. Zoning the subject residential property would be reasonable and would further the following Comprehensive Plan principals and policies:

- Land Use Element

“The critical land use issues facing the District of Columbia are addressed in this element (including): ...

- *Promoting neighborhood conservation...*
- *Directing growth and new development to achieve economic vitality while minimizing adverse impacts on residential areas and open space [300.2].”*

“More than any other part of the Comprehensive Plan, this Element lays out the policies through which the city will accommodate growth and change while conserving and enhancing its neighborhoods, commercial districts, and other areas. *Because the Land Use Element integrates the policies and objectives of all the other District Elements, it should be given greater weight than the other elements as competing policies in different elements are Balanced [300.3].”*

- Conservation of Single Family Neighborhoods (Policy LU-2.1.5):

“Protect and conserve the District’s stable, low density neighborhoods and ensure that their zoning reflects their established low density character. Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single family neighborhoods in order to protect low density character, preserve open space, and maintain neighborhood scale [309.10].”

- Neighborhood Conservation (Policy RCW-1.1.1):

“Protect the low density, stable residential neighborhoods west of Rock Creek Park and recognize the contribution they make to the character, economy, and fiscal stability of the District of Columbia. Future development in both residential and commercial areas must be carefully managed to address infrastructure constraints and protect and enhance the existing scale, function, and character of these neighborhoods [2308.2].”

III. CONCLUSION

The Office of Planning recommends that the application be set down for public hearing. The proposed rezoning would not be inconsistent with the referenced principals and policies with the Comprehensive Plan. However, as an alternative to the proposal for an R-5-D district, OP suggests advertising the R-4 zone district on the subject property in conjunction with a special exception hearing for consideration of the proposed addition to the existing residence in accordance with the provisions of § 223.

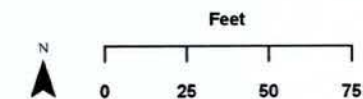
OP also supports expedited Zoning Commission review of these applications.

JS/afj

Attachments: Exhibit 1 Aerial Map with Zoning
Exhibit 2 View to the South
Exhibit 3 Future Land Use Designations



Zoning Commission Application No. 09-07 **Square 2210 Lot 803**



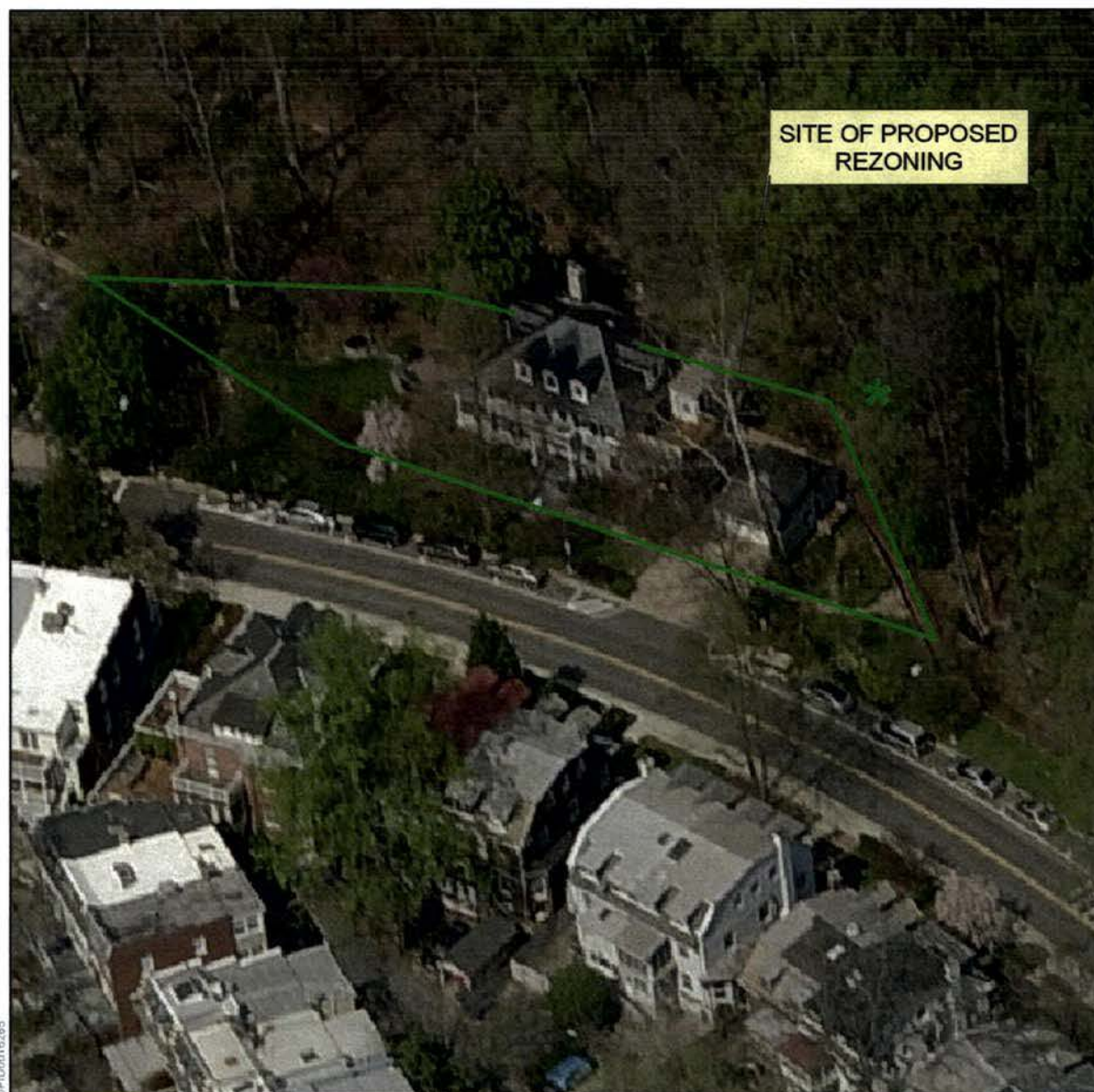
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 Adrian M. Fenty, Mayor

Office of Planning ~ April 17, 2009

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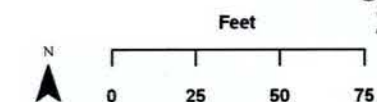
Legend

- Property Squares
- Tax Lots
- Record Lots
- Parcels
- District Boundary
- Zoning Districts
- Zoning Label
- Street Centerlines
- District Boundary
- Metro Bus Routes



OPD0016265

Zoning Commission Application No. 09-07 **2269 Cathedral Avenue, N.W.**



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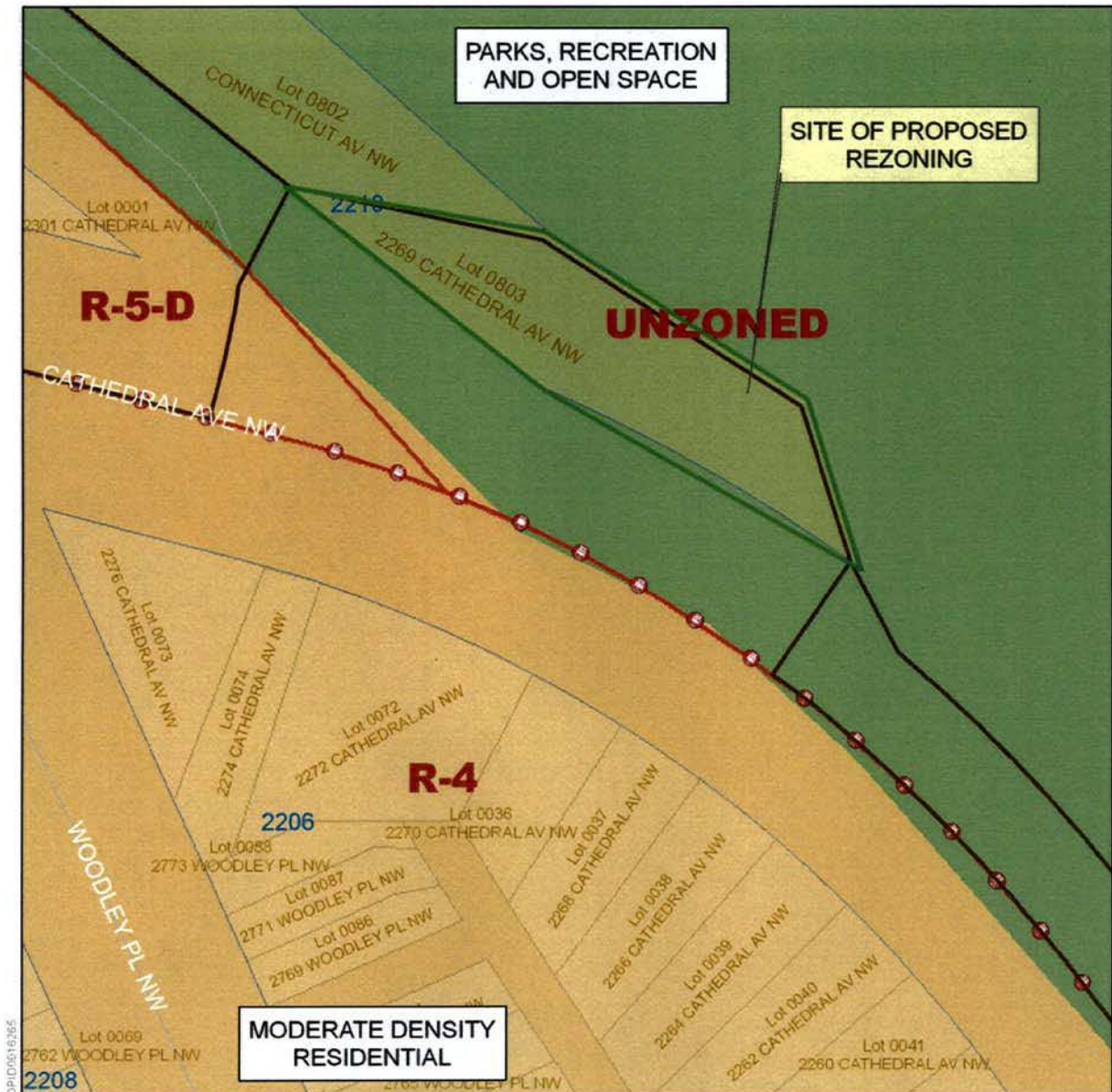
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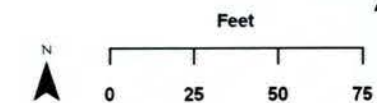
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* approximation of the existing property boundary



Zoning Commission Application No. 09-07 **2269 Cathedral Avenue, N.W.**



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