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The Honorable Adrian M. Fenty

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Council of the District of Columbia
The Honorable Vincent C. Gray

Executive Director
Marcel C. Acosta

IN REPLY REFR TO:
NCPC File No. Z.C. 09-07

JUL 13 2009

Zoning Commission of the
District of Columbia
2nd Floor, Suite 210
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 zoning map amendment to establish R-4 zoning at 2269 Cathedral Avenue, NW, would not be 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 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. 09-07
EXHIBIT NO. 27
ZONING COMMISSION
District of Columbia
CASE NO. 09-07
EXHIBIT NO. 27



**AMENDMENT TO THE ZONING MAP OF THE DISTRICT OF COLUMBIA AND
RELATED SPECIAL EXCEPTION TO ESTABLISH R-4 ZONING AND CONSTRUCT
AN ADDITION ON SQUARE 2210 LOT 803**

2269 Cathedral Avenue, NW
Washington, DC

Submitted by the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

JUL 2 2009

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 zoning map amendment to establish R-4 zoning at 2269 Cathedral Avenue, NW would not be 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 establish R-4 zoning on Square 2210, Lot 803 (the Property). The address of the Property is 2269 Cathedral Avenue, NW. This map amendment is also accompanied by a request for a special exception under Section 223 of the District of Columbia Zoning Regulations to allow an addition to the existing one-family dwelling located on the Property.

The Property is currently unzoned and is situated in the southwest corner of Square 2210 at the intersection of Hawthorn Street, NW and Cathedral Avenue, NW. The Property is improved with a 2.5-story frame dwelling and detached accessory garage. Abutting the Property to the north and east is the National Zoo*. The properties to the south of Cathedral Avenue are primarily developed with medium-density residential buildings zoned R-4. The properties to the west of Hawthorn Street are developed with medium-density residential buildings zoned R-5-D.

On April 10, 2009, the owners of the Property filed a petition requesting the Zoning Commission to establish R-5-D zoning in order to construct an addition to the existing one-family dwelling. Based upon the recommendation of the District of Columbia Office of Planning (DCOP) the

* Rock Creek Park is also in relative close proximity to the Property being located approximately 0.25 miles to the southeast. The Property but does not share a common property boundary with Rock Creek Park.

Zoning Commission set down this application for a public hearing to establish R-5-D zoning on the Property, or in the alternative R-4 zoning in conjunction with a special exception under Section 223 of the zoning regulations to allow an addition to the existing one-family dwelling. The following table describes the development that would be allowed on the Property under the two different zoning designations:

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

After consultation with DCOP, and feedback from the surrounding community, the owners of the Property amended their petition to pursue the R-4 zoning designation; along with a companion special exception application to allow the construction of the addition. According to its report to the Zoning Commission dated June 8, 2009, DCOP recommended that the R-4 zoning designation would be more consistent with adjacent zoning, land uses and the District Elements of the Comprehensive Plan for the National Capital.

The identified federal interest in this proposed action is the Property's adjacency to the National Zoo, and specifically the impacts any future development on the Property could have on this federal facility with respect to noise and views. In a letter dated June 3, 2009, the Smithsonian Institution expressed to the Zoning Commission concern over the proposed R-5-D zoning designation stating "high density development as a matter of right, would be contrary to the National Zoo's present and future uses." Specifically, the Smithsonian Institution was concerned about the impacts a high-density, 90-foot building would have on the National Zoo's Aviary Center, the area of the Zoo that is most approximate to the Property. The Smithsonian Institution does, however, endorse R-4 zoning for the Property stating that such designation "would be more compatible and in keeping with other R-4 residential zoning areas similarly adjacent to the National Zoo."

Therefore, the amended petition to establish R-4 zoning on Square 2210 Lot 803, along with the companion request for a special exception under Section 223 to construct an addition to the existing one-family dwelling on the Property, would not adversely affect the identified federal interests, nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.



Marcel C. Acosta
Executive Director