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Executive Director
Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. Z.C. 09-12

JAN 12 2010

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 map amendment to rezone Lot 30 in Square 180 from DC/R-5-B to DC/C-2-B, would not be inconsistent with the Comprehensive Plan, 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. 09-

EXHIBIT NO. 26

ZONING COMMISSION
District of Columbia
CASE NO.09-12
EXHIBIT NO.26

MAP AMENDMENT – LOT 30 IN SQUARE 180 (GEORGE & DIMITRI MALLIOS)

1622 Q Street, NW
Washington, D.C.

Submitted by the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

DEC 30 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)(1), I find that the proposed map amendment to rezone Lot 30 in Square 180 from DC/R-5-B to DC/C-2-B 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 rezone Lot 30 in Square 180 within the Dupont Circle Overlay District (DC) from DC/R-5-B to DC/C-2-B.

The site proposed for rezoning is located at 1622 Q Street, NW (the Property). The Property is located on the south side of Q Street, between 16th and 17th Streets, NW. The lot measures approximately 2,033 square feet and is improved with an approximately twenty-five-foot high two-and-a-half story row dwelling constructed in the late nineteenth century. The ground floor of the building has been internally reconfigured over time to accommodate a dry cleaning and laundry business, an artist studio, and other commercial uses. Currently the ground floor and basement function as commercial office space and the second and third stories each have a residential unit.

On July 15, 2009 the owners of the Property filed a petition with the Zoning Commission requesting to rezone the site to DC/C-2-B. The owners of the Property also own the neighboring properties to the west, which lay within both the Diplomatic Overlay District (D) and Dupont Circle Overlay District, and which are zoned D/DC/C-2-B. The owners have stated intent to use the basement and ground floor of the Property to expand the adjacent restaurant. In its November 27, 2009 report to the Zoning Commission the District of Columbia Office of

Planning (DCOP) recommended the rezoning. Within its report, DCOP noted that the proposed DC/C-2-B zoning designation for the Property would not be inconsistent with its Commercial Low Density/Residential Medium Density designation on the Future Land Use map within the District Elements of the Comprehensive Plan for the National Capital. In conformity with DCOP's recommendation and support of the Dupont Circle Advisory Neighborhood Commission 2B, at its December 7, 2009 public hearing the Zoning Commission took the proposed action to amend the zoning map.

The C-2-B zoning district permits either high density residential or a mixture of commercial and residential uses and allows for a higher Floor Area Ratio (FAR), height, and lot occupancy than the R-5-B district. A comparison of the bulk requirements for the existing and proposed zoning districts is provided in the following table.

District	Predominant Use	Allowable Maximums		
		FAR	Height	Lot Occupancy
R-5-B	<i>Moderate height and density residential use</i>	1.8	50 feet	60%
C-2-B	<i>Mixture of commercial and residential uses or high density residential use</i>	3.5 (nonresidential limited to 1.5 FAR)	65 feet	<i>Residential lot occupancy limited to 80%</i>

Although the C-2-B zoning district allows for a higher FAR, height, and lot occupancy than the R-5-B district, regulatory constraints will limit future redevelopment of the Property for expansive commercial use. First, under C-2-B zoning, the property will be subject to a 1.5 FAR cap on nonresidential uses (the owners of the Property estimate that the existing building is approximately 1.6 FAR). Second, the existing building is a contributing structure to the Dupont Circle Historic District; alterations to the structure are subject to review by the Historic Preservation Review Board for compatibility to the historic district.

With future redevelopment of the Property for expansive commercial use limited by regulatory constraints, the proposed zoning map amendment to rezone Lot 30 in Square 180 from DC/R-5-B to DC/C-2-B would not adversely affect identified federal interests, including views along a L'Enfant street and the preservation of historic structures. Therefore, the proposed zoning map amendment is not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.



Marcel C. Acosta
Executive Director