

ROBERT CORCORAN: Letter in Opposition Photo Surveys of Ontario Place NW and Square 2586

My name is Robert Corcoran. I have lived in Lanier Heights since December 1976. I am opposed to the application before the Zoning Commission to change the zoning regulations of Lanier Heights from the current **R-5-B** to **R-4**.

Ontario Place is a block long street running approximately East to West. It is bounded by large apartment buildings on the North and South of the West end. The main entrances of each of these apartment buildings are accessed from Adams Mill Road that runs perpendicular to Ontario Place.

Ontario Place is bounded on the East end by the side yard of a small apartment building on the South side with its entrance accessed from Ontario Road. On the North side is a small low rise four-unit apartment building with its entrance accessed from Ontario Place.

The South side of Ontario Place, starting from the West, has 8 row houses, a small apartment building and 26 row houses for a total of 34 row houses on the South side. Nine of these row houses are on 16' - 0" wide lots.

The North side of Ontario Place, starting from the West, has 4 semi-detached duplexes and 13 row houses for a total of 21 houses. Ten of these row houses are on 16' - 0" wide lots.

Out of 55 houses on Ontario Place, 19 of them are 16' - 0" wide lots which would make over 34% of the houses nonconforming in an **R-4** Zone.

Changing the zoning for Ontario Place row houses from **R-5-B** to **R-4** would be the very definition of spot zoning.

Sincerely,



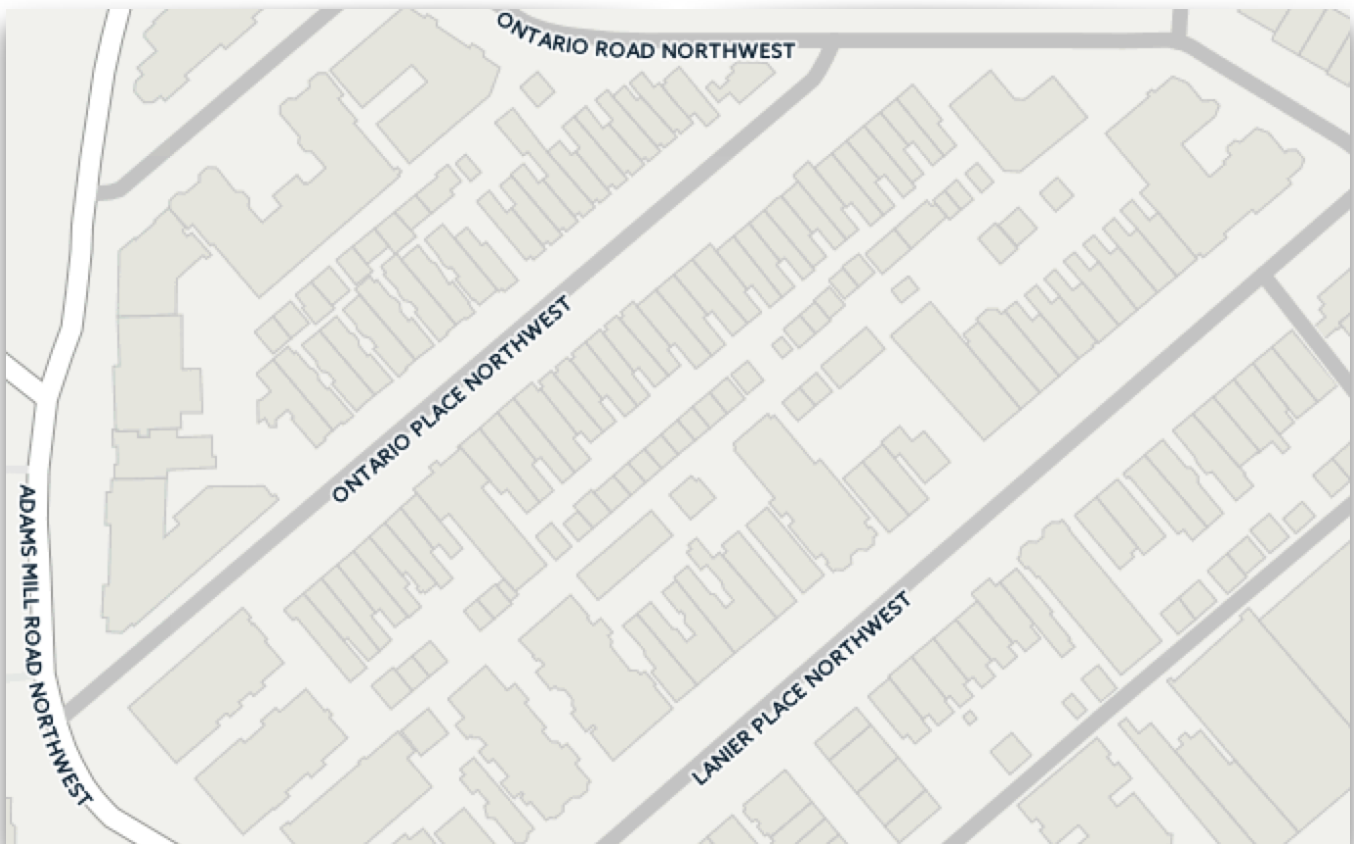
Robert Corcoran
1848 Ontario Place NW

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ZONING COMMISSION
District of Columbia

CASE NO. 15-09
EXHIBIT NO. 61

ONTARIO PLACE NW is a single block between Ontario Road NW and Adams Mill Road NW. There are 21 row houses on the north side of the block, with apartment buildings at the west end and across the alley from the rear yards. The south side consists of 34 row houses with apartment buildings at each end of the block and one apartment building (18—) within the block. The rear yards face the rear yards of a portion of Lanier Place, which include five large apartment buildings and the newly completed 9-unit Lanier Station.



Map shows Ontario Place row houses abutting numerous apartment buildings.



Ontario Place from Adams Mill Road.



Ontario Place from Ontario Road.

SEE ALL EXHIBITS IN OPPOSITION TO CASE 15-09 ONLINE:

Neighbors Against Downzoning website: www.nadz.org

Zoom in online for color photo details not viewable in print documents.

WALKING DOWN ONTARIO PLACE NW: From 1811 to 1857: SQUARE 2584



Ontario Place 1833 to 1817 (L-to-R)



Ontario Place 1833 to 1811 (L-to-R)



Ontario Place 1857 to 1839 (L-to-R)



Ontario Place: 1845 to 1833 (L-to-R)



Apartments & Ontario Place 1857 (at right)



Ontario Place 1857 to 1845 (L-to-R)

ONTARIO PLACE ALLEY: SQUARE 2584

Ontario Place houses and Clydesdale Place apartment buildings share this alley.



Apartments & Ontario Place 1857 (at right)



These apartments front on Adams Mill Road



Apartments left, Ontario Place houses right



Apartments left, Ontario Place houses right



**Apartments left, Ontario Place houses right
The apartments front on Clydesdale Place**



**Apartments seen from alley at Ontario Road:
The Saxony at left, The ONTARIO at right.**

WALKING DOWN ONTARIO PLACE NW: From 1892 to 1808: SQUARE 2583



Ontario Place 1878 to 1890 (L-to-R)



Ontario Place 1884 to 1892 (L-to-R)



Ontario Place 1858 to 1878 (L-to-R)



Ontario Place 1862 to 1882 (L-to-R)

Apartment
building
at
1862
Ontario
Place





Ontario Place 1840 to 1850 (L-to-R)



Ontario Place 1852 to 1858 (L-to-R)



Ontario Place 1808 to 1832 (L-to-R)



Ontario Place 1832 to 1840 (L-to-R)



Ontario Building at end of Ontario Place



Ontario Place: 1808 to 1824 (L-to-R)

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ONTARIO PLACE ALLEY VIEWS: Square 2583.



ONTARIO PLACE and LANIER PLACE share this alley in Square 2583.



NEW HOUSING FOR NEW NEIGHBORS: Ontario Place row house redevelopment pending as Lanier Station project nears completion. These two lots are across the alley from each other in Square 2583.



ONTARIO PLACE and LANIER PLACE share this alley in Square 2583.



ONTARIO PLACE and ADAMS MILL ROAD share this alley in Square 2583. This alley entrance is at Ontario Place, the other entry is at Ontario Road.



2627 Adams Mill Road (rear)



Alley view of 1862 Ontario Place



Two views of alley entrance for Lanier Place & Ontario Place, Square 2583.

SQUARE 2586: THE ONTARIO

This large residential building fills an entire square bounded by Ontario Road, 18th Street, Summit Place and Clydesdale Place.



Entrance to The ONTARIO viewed from 18th Street & Ontario Road



Satellite view of Square 2586: THE ONTARIO:

**Two groups of 18th Street row houses are pictured at right.
Large apartment building at top center next to 18th Street houses.
Entry to Ontario Place from Ontario Road is at the bottom.
The Saxony is the large apartment on the left side.**



The ONTARIO viewed from Clydesdale Place



Viewed from Clydesdale Place



Viewed from Ontario Road



The ONTARIO viewed from 18th Street



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