BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA

Application of Michael W. Williams **Zoning Map Amendment** **934 Eastern Avenue NE** **Square 5203 Lot 851**	**Z.C. Case No.** **26-03**

APPLICANT STATEMENT IN SUPPORT

The Applicant requests approval of a Zoning Map amendment from R-3 to RA-1 for 934 Eastern Avenue NE, Square 5203, Lot 851. The requested zoning is a limited, residential change that is not inconsistent with the Comprehensive Plan and will establish appropriate moderate-density residential capacity without approving a specific development project.

The Requested Map Amendment

The Property contains approximately 17,550 square feet and is located in Ward 7 within ANC 7C and SMD 7C06. The request is solely to change the base zoning from R-3 to RA-1. The Applicant is not asking the Commission to approve a building, a unit count, a subdivision, or a site plan, and is not requesting mixed-use zoning.

Planning Consistency

The Future Land Use Map designates the Property for Moderate Density Residential use. RA-1 is a low- to moderate-density residential zone and is an appropriate implementing zone for that designation. The Generalized Policy Map identifies the area as a Neighborhood Enhancement Area, where compatible infill and neighborhood improvement are anticipated. RA-1 zoning is also present within Square 5203, making the requested change responsive to the immediate zoning context.

Housing and Equity Considerations

The amendment would allow a broader range of residential building types on a large lot and create the potential for additional housing in Ward 7. It would not displace an operating business or an approved affordable-housing development. Any future project will be subject to the affordability, design, environmental, public-space, and permitting requirements applicable when that project is proposed.

Agency and Community Review

The Office of Planning recommended setdown and concluded that the request would not be inconsistent with the Comprehensive Plan. OP did not recommend IZ Plus, and the Applicant does not rely on IZ Plus in support of the request. ANC 7C voted 7-0 to support setdown. The ANC also encouraged consideration of commercial and mixed-use revitalization; the Applicant reviewed that suggestion but retains RA-1 because mixed-use zoning is outside the pending relief and was not supported by OP under the applicable plan designations.

Requested Action

For these reasons, the Applicant respectfully requests that the Zoning Commission approve the amendment of the Zoning Map from R-3 to RA-1 for 934 Eastern Avenue NE, Square 5203, Lot 851.

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EXHIBIT NO. 11B