

# Memorandum

Government of the District of Columbia

TO: D.C. Zoning Commission

Department,  
Agency, Office: Planning

FROM: Fred M. Greene  
Director

Date: January 21, 1988

SUBJECT: Zoning Commission Case No. 86-26: Supplemental  
Statement

Chevy Chase Residential (R-5-C to R-3)

At the public hearing on this portion of Case No. 86-26, the Office of Planning testified that the R-5-B zone provided the closest physical fit for the majority of existing structures on the west side of Connecticut Avenue between Military Road and Chevy Chase Parkway. This zone resulted in the least "area non-conformity" (primarily lot width, lot area, lot occupancy, and FAR standards) for the existing structures. Other zone categories including R-3, R-4 and R-5-A are not necessarily inappropriate, however, given the pattern of existing development. Each would not be inconsistent with the Comprehensive Plan but would result in varying degrees of area non-conformity.

The purpose of this memorandum is to indicate that we have supported R-3 zoning in the past for this area. We would support such rezoning to R-3 provided that the Commission can resolve the issue of degree of non-conformity which is acceptable to achieve the objectives of this case.

We expect that testimony on this aspect of Case No. 86-26 by the petitioners may help to clarify the issues raised.

ZONING COMMISSION

CASE No. 86-26

EXHIBIT No. 189

1800 JAN 21 PM 7:10  
ZONING COMMISSION  
District of Columbia  
CASE NO.86-26  
EXHIBIT NO.189