

# NATIONAL CAPITAL PLANNING COMMISSION

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IN REPLY REFER TO:  
NCPC File No. Z.C. 86-26

**AUG 03 1988**

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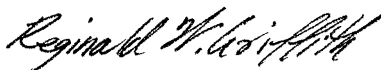
Chairman, Council of the  
District of Columbia  
Honorable David A. Clarke

Zoning Commission for the  
District of Columbia  
District Building, Room 11  
Washington, D. C. 20004

Members of the Commission:

In response to your request, the National Capital Planning Commission, at its meeting on July 28, 1988, approved the enclosed report to the Zoning Commission for the District of Columbia on the proposed zoning map amendments from R-5-C to R-3 for portions of Squares 1872, 1875, and 1876 fronting on Connecticut Avenue, NW., between Military Road and Harrison Street, and portions of Square 2204, Woodley Place and Calvert Street, NW., from C-2-B to R-4.

Sincerely,



Reginald W. Griffith  
Executive Director

EXECUTIVE DIRECTOR  
Reginald W. Griffith

Enclosure

1988 AUG -3 PM 12:48  
ZONING SECRETARIAT,  
DISTRICT OF COLUMBIA

**ZONING COMMISSION**

CASE No. 86-26

EXHIBIT No. 557



1325 G STREET, N.W.

WASHINGTON, D.C. 20576

ZONING COMMISSION  
District of Columbia  
CASE NO. 86-26  
(202) 724-0174  
EXHIBIT NO. 557

NATIONAL CAPITAL PLANNING COMMISSION

1325 G STREET N.W.  
WASHINGTON, D.C. 20576

NCPC File No. Z.C. 86-26

PROPOSED MAP AMENDMENT FROM R-5-C TO R-3  
FOR PORTIONS OF SQUARES 1872, 1875 AND 1876,  
CONNECTICUT AVENUE, NW., BETWEEN MILITARY ROAD AND HARRISON STREET,  
AND FROM C-2-B TO R-4 FOR PORTIONS OF SQUARE 2204,  
WOODLEY PLACE AND CALVERT STREET, NW.

Report to the Zoning Commission for the District of Columbia

July 28, 1988

The Commission, pursuant to Section 5 of the Act of June 20, 1938, as amended by the District of Columbia Self-Government and Governmental Reorganization Act (D.C. Code, 1981 edition, sec. 5-417), has reviewed the proposed zoning map amendments from R-5-C to R-3 for portions of Squares 1872, 1875, and 1876 fronting on Connecticut Avenue, NW., between Military Road and Harrison Street, and portions of Square 2204, Woodley Place and Calvert Street, NW., from C-2-B to R-4. The Commission finds that these proposed zoning map amendments would not adversely affect the Federal Establishment or other Federal interests in the National Capital, nor be inconsistent with the Comprehensive Plan for the National Capital.

\* \* \*

BACKGROUND AND STAFF EVALUATION

Project Description

This is the second in a series of zoning changes promulgated by the Zoning Commission to implement findings in the Connecticut Avenue Corridor Study prepared by the D.C. Office of Planning in September 1987. The first rezoning was a map amendment from R-1-A to R-5-C for a portion of Square 2039. This square is bounded by Connecticut Avenue and Brandywine, Albemarle and 32nd Streets, NW. The Executive Director reported no Federal interest on this case at the February 24, 1988 meeting of the Commission.

The current order calls for rezoning the west side of Connecticut Avenue, NW., between Military Road and Harrison Street, from R-5-C to R-3 (portions of Squares 1872, 1875 and 1876). In addition, it proposes rezoning two lots fronting on Woodley Place, at Calvert Street, from C-2-B to R-4. These two lots are presently developed with townhouse structures.

The affected portion of the Connecticut Avenue frontage is part of a larger R-5-C district extending from Nebraska Avenue on the north to Livingston Street on the south on both sides of the avenue. The east side of Connecticut Avenue is developed with a combination of high density apartment buildings and three-story rowhouses, all within the R-5-C district. The west side is developed principally with single family rowhouses. There is a large vacant lot on the southwest corner of Military Road and Connecticut Avenue. A church occupies the entire frontage of Square 1875 between Jocelyn and Jenifer Streets.

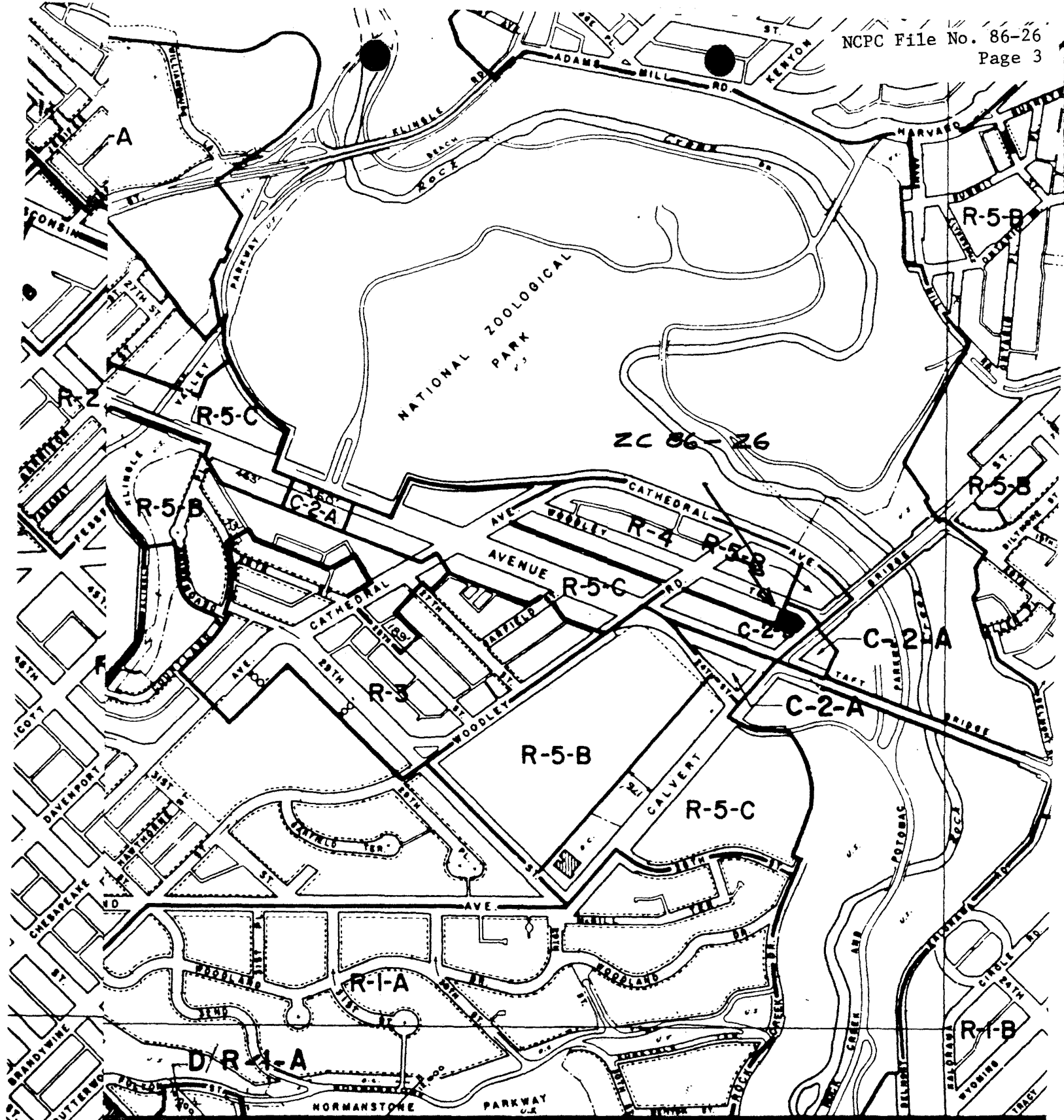
#### Comprehensive Plan

The west side of Connecticut Avenue is designated in the Land Use element of the Comprehensive Plan for the National Capital for moderate density residential land use, which is defined as having rowhouses and garden apartment buildings as predominant uses but may also include low density housing.

#### Staff Evaluation

The primary purpose of the proposed map amendments is to conform the zoning for this portion of Connecticut Avenue, NW., to the Land Use objectives of the Comprehensive Plan for the National Capital and to protect the existing land uses in these squares. The proposed R-3 zoning will insure that this frontage along Connecticut Avenue remains in medium density residential uses. This will assist in limiting any further traffic congestion on this segment of Connecticut Avenue. The purpose of the map change from C-2-B to R-4 for the two properties in Square 2204 (2610 and 2612 Woodley Place, NW.) is to conform the existing land uses (two townhouse dwellings) to a compatible zoning district.

Connecticut Avenue, NW., a designated "Special Street," would not be adversely affected by the zoning change. No other Federal interests are impacted by this proposed order.



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OF PLANNING  
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THIS MAP CONFORMS TO THE DECISIONS OF THE  
DISTRICT OF COLUMBIA ZONING COMMISSION,  
CORRECTED TO JANUARY 1, 1987

