Government of the District of Columbia

Office of the
Director

Office of Planning
415 12th Street, N.W.,
Washington, D.C. 20004

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OFFICE OF ZONING
DISTRICT OF COLUMBIA

MEMORANDUM JUL 24 1995

TO: D.C. Zoning Commission

FROM: Albert G. Dobbins, II
Director

Nathan W. Gross, Chief
Comprehensive Plan Implementation

SUBJECT: Supplement to Preliminary Report, Zoning Commission Case No. 95-4, Union Station Area Rezoning

The Office of Planning (OP) requests that the Zoning Commission advertise three additional lots for rezoning in Case 95-4. Lots 22, 23 and 32 in Square 775 are located on 4th Street, N.E., near the intersection with I Street. The current zoning is R-4, but they have been used for commercial purposes in conjunction with C-M-1-zoned lots on two sides for many years, apparently since before 1958. The current use is surface parking; no houses have existed on the lots for many years. The property is and has been in the same ownership as the abutting warehouse building, which is currently used as an automobile repair establishment.

OP's proposed zoning map includes these three lots physically within an area recommended for rezoning from C-M-1 to SP-1 or C-2-B. (See the attached map.) Until meeting with the property owners on July 17, however, OP was unaware that three of the lots within the commercial use area are zoned R-4.

RECOMMENDATION

OP recommends that the Zoning Commission authorize these lots to be advertised for rezoning from R-4 to SP-1 or C-2-B.

Attachment

ZONING COMMISSION
CASE No. 95-4
EXHIBIT No. 10

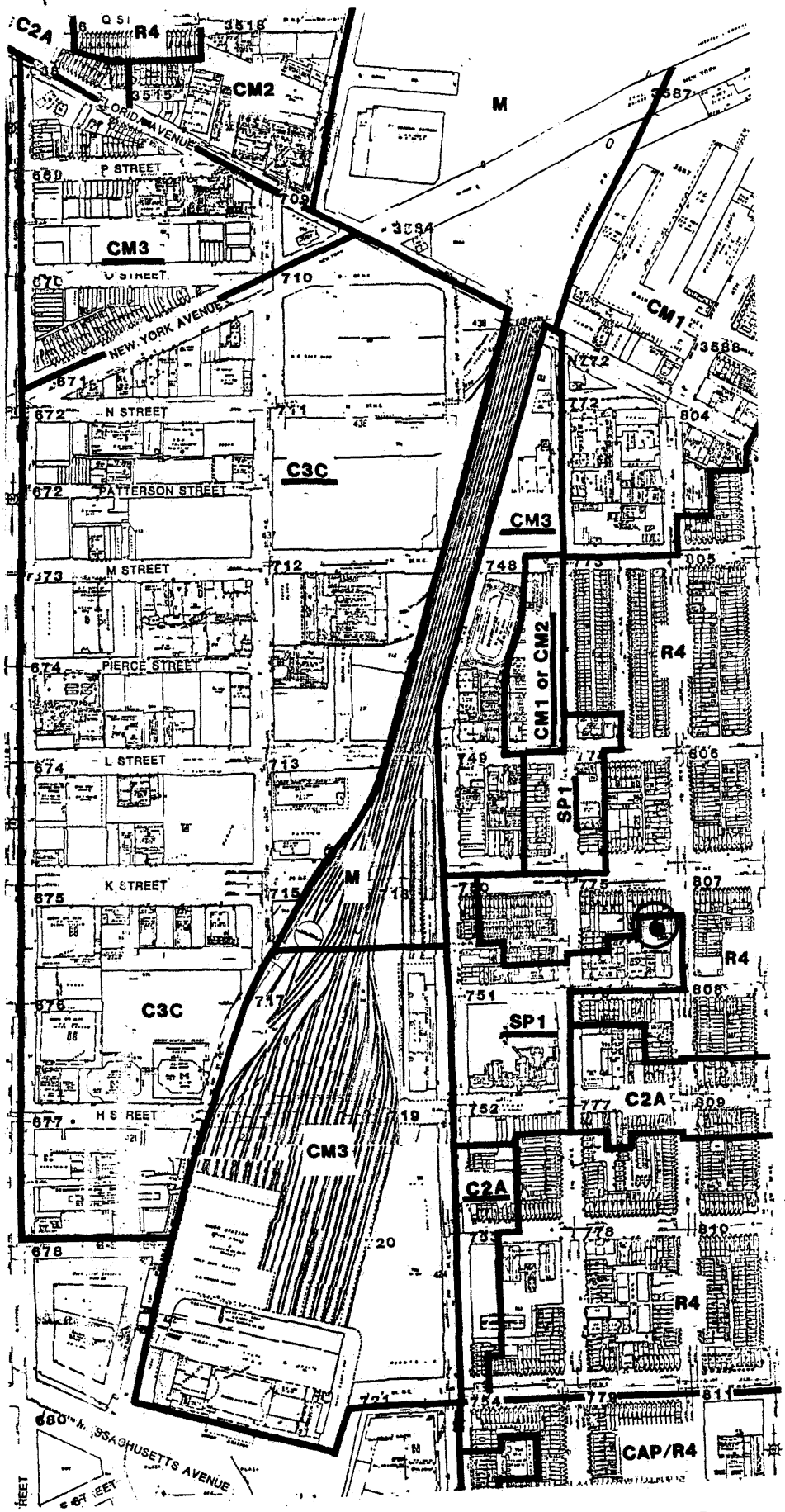
ZONING COMMISSION
District of Columbia
CASE NO.95-4
EXHIBIT NO.10

7/27/95

MAP NO. 5
PROPOSED ZONING

East Sector:

- Expand R-4 zoning to encompass nearly all existing, solid row house areas, to: • preserve housing stock, population and residential character; and • preclude further conversions to commercial uses and potential new industrial or commercial uses next to dwellings.
- Rezone M-zoned area along railroad tracks north of K Street to C-M-3, to preclude the most intensive industrial uses allowed in D.C., while still complying with Generalized Land Use Map designation of Mixed Use: Medium High Density Commercial and PTE-Industrial.
- Zone the 3rd Street frontage, L to M streets, C-M-1 or C-M-2, to create a lower density height and bulk for commercial or industrial uses across the street from row dwellings in Square 773.
- Retain C-M-1 zoning at northern edge of area near Florida Avenue, except for rezoning the southwest quadrant of Square 804 to R-4 to conserve the existing row dwellings there.
- Rezone several locations SP-1 (medium density mixed residential and office uses, no retail): Children's Museum; vacant parcel south of H Street; 3rd Street frontage, L to M streets occupied by taxicab company and row dwellings/vacant lots. Purposes: • accommodate important institutional use; • control office development by special exception process and limited office tenants; • encourage residential development at row house or up to midrise density.
- On east frontage of 2nd Street, F to G streets, create a C-2-A (neighborhood commercial) zone, pursuant to 1994 amendment to the Generalized Land Use Map for moderate density mixed use. Continue this pattern by rezoning C-1 area in Square 752 to the north to C-2-A.



C3C proposed zoning

zoning boundary

807 square number