

**ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA**

PETITION TO AMEND THE ZONING MAP

2911 RHODE ISLAND AVENUE, NE (SQUARE 4310, LOT 808)

**AE TOWER LLC
(Petitioner and Contract Purchaser of the Subject Property)**

I. INTRODUCTION.

AE Tower, LLC (“Petitioner”) is hereby petitioning the District of Columbia Zoning Commission to amend the Zoning Map for the property located at 2911 Rhode Island, NE, Square 4310, Lot 808 (the “Subject Property”) (Surveyor’s Plat attached as Exhibit A). The Subject Property is a roughly triangle-shaped lot located at the intersection of Rhode Island Avenue and Monroe Street. The Subject Property is on the north side of the 3000 block of Monroe Street, and on the south side of the 2900 block of Rhode Island Avenue. The Subject Property is currently split-zoned, with the majority of the site zoned R-1-B, and a small portion of the site located in the C-2-A zone district (see copy of Zoning Map attached as Exhibit B.) The Subject Property is designated “Low Density Commercial” on the Comprehensive Plan’s Future Land Use Map, as are adjacent properties to the east in this portion of Rhode Island Avenue. Those adjacent properties are zoned C-2-A.

The Petitioner, the contract purchaser of the Subject Property, is proposing that the R-1-B portion of the Subject Property be rezoned to C-2-A, which would match the adjacent zoning in this corridor of Rhode Island Avenue from the eastern portion of the Subject Property to the District’s boundary line at Eastern Avenue (two blocks away). This small corridor of Rhode Island Avenue is designated as Low Density Commercial on the Land Use Map and, but for the Subject Property, zoned C-2-A (see copies of Future Land Use Map attached as Exhibit C). This

map amendment would make the Property's zone district and Comprehensive Plan designation consistent, and could serve to promote matter-of-right development of this mostly vacant, underutilized, and unattractive site, and may encourage additional matter-of-right redevelopment in this corridor.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA.

The Subject Property has a land area of 27,618 square feet. The site is mostly vacant, and had previously been used as a parking lot for a car dealer, pursuant to BZA Order No. 14256 of Capitol Datsun issued in 1985. The majority of the Subject Property is zoned R-1-B, pursuant to Zoning Commission Order No. 750, which was adopted in 1994. The northeast edge of the Subject Property, an area of about 4,000 square feet, is already zoned C-2-A, as are all properties located on Rhode Island Avenue from this point until Eastern Avenue. The portion of the Subject Property zoned R-1-B is completely vacant and covered with aging, cracked asphalt, and grass patches. This portion of the Subject Property was for many years used as a parking lot for an auto dealer or dealers. The portion of the Property zoned C-2-A contains a small, one-story warehouse (see photographs of the Subject Property attached as Exhibit D).

The C-2-A district on the south side of Rhode Island Avenue, to the east of the Subject Property, consists of auto-related commercial uses, including tire stores and used car dealers. The Petitioner, the contract purchaser of the Subject Property, envisions developing a matter-of-right residential or mixed-use project on the site.

III. MAP AMENDMENT IS CONSISTENT WITH COMPREHENSIVE PLAN.

The current R-1-B zoning for the Subject Property is inconsistent with its designation on the Future Land Use Map as “low-density commercial.” The proposed amendment to C-2-A would resolve that inconsistency, and bring the underlying zoning into sync with the Comprehensive Plan, the Future Land Use Map, and the adjacent C-2-A zoning.

IV. SUMMARY.

The Petitioner is requesting a map amendment to amend the zoning map for the Subject Property, from R-1-B to C-2-A, to make it consistent with the Comprehensive Plan and the Future Land Use Map. The Petitioner respectfully requests that the Zoning Commission set the matter down for a hearing at the earliest possible date.

Respectfully,

A handwritten signature in black ink, reading "Martin P. Sullivan". The signature is written in a cursive, slightly slanted style.

Martin P. Sullivan, Esq.