

ZONING MAP AMENDMENT

Square 2794

Lots 18, 19, 877, 879, 895, 899, and 2001-2047

Missouri Avenue and 13th Street, NW

Washington, D.C.

Delegated Action of the Executive Director

March 27, 2008

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed map amendment to rezone Lots 18, 19, 877, 879, 895, 899, and 2001-2047 in Square 2794 from R-5-A to R-5-C, would not be inconsistent with the Comprehensive Plan for the National Capital, nor have an adverse impact on any other federal interests.

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The Zoning Commission of the District of Columbia has taken a proposed action to approve a map amendment to rezone Square 2794, Lots 18, 19, 877, 879, 895, 899, and 2001-2047, from R-5-A to R-5-C. Fifty-one property owners (petitioners), forty-six of whom live in a condominium on site, have requested rezoning of the lots in order to bring their buildings into conformance with zoning, while providing opportunities for medium density residential development on an adjacent vacant lot. The existing petitioners' properties were constructed prior to the 1958 zoning regulations and only two of the six existing buildings satisfy the R-5-A zoning requirements for FAR and building height, 0.9 and 40 feet/3 stories respectively. The rezoning would allow for a height of 60 feet and an FAR of 3.0. The building heights would comply with the requirements of the Height of Buildings Act of 1910. If the zoning map amendment is approved, a future project on vacant Lot 877 would include an infill 12-unit apartment building adjacent to the petitioners' condominium buildings.

No federal interests are adversely affected by the proposed action; the development does not affect any federal land reservations or L'Enfant street rights-of-way, and is not inconsistent with the Comprehensive Plan for the National Capital. Building heights for future buildings on these lots may not exceed the limitations for residence streets established by Section 5 of the Height of Buildings Act of 1910.

Marcel C. Acosta
Acting Executive Director