

Ltr 06-01

Government of the District of Columbia
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January 17, 2006

Ms. Ellen McCarthy, Director
DC Office of Planning
801 North Capitol Street, NE
Washington, DC 20002

Dear Ms. McCarthy:

ANC 3F has reviewed the draft Existing Land Use Map prepared by your staff on December 14, 2005, and, at a duly noticed public meeting on January 9, 2006, voted 6-1-0 with a quorum present (a quorum being four) to approve sending the attached information on actual land use in ANC 3F.

Because of several apparent discrepancies in densities shown on the draft map, we are providing the number of stories for each apartment building along Connecticut Avenue as counted from the curb along Connecticut Avenue to the top of the building. Where the ground floor was partially below grade, we counted it as a story if at least 4 feet of it appeared to be above grade, as defined in the Zoning Regulations. The list notes with an asterisk the buildings that appear at odds with their designation on the map. In addition, the list includes some corrections sent by commissioners to the Office of Planning last summer that were not incorporated into the map.

We hope this is helpful.

Sincerely,

/s/ Cathy Wiss

Cathy Wiss
Chair, ANC 3F

BUILDING HEIGHTS ALONG CONNECTICUT AVENUE IN ANC 3F

All buildings that appear to differ from the December 14, 2005, draft Existing Land Use Map are noted with an asterisk.

West Side of Connecticut Avenue

East Side of Connecticut Avenue

Porter Street:

3600 Conn.	4 stories
3614 Conn.	4 stories
3616 Conn.	4 stories
3618 Conn.	4 stories
3620 Conn.	4 stories (no indication of mixed use)*
3624 Conn.	4 stories
3628 Conn.	3 stories
3002 Rodman	4 stories*

Rodman Street:

3726 Conn.	6 stories*	3701 Conn.	8 stories*
		3801 Conn.	8 stories*

Sedgwick Street:

3900 Conn.	6 stories	3883 Conn.	9 stories
3930 Conn.	6 stories	3901 Conn.	6 stories
3000 Tilden	6 stories	3945 Conn.	5 stories*

Tilden Street:

		4007 Conn.	6 stories
		4025 Conn.	8 stories (including 2 stories of penthouses)*
		4029 Conn.	2 stories
		4031 Conn.	2 stories
		4033 Conn.	2 stories
		4035 Conn.	2 stories

Upton Street:

Burke School	4 stories
4107 Conn.	5 stories*
4111 Conn.	3 stories
4113 Conn.	3 stories
4115 Conn.	3 stories*
4117 Conn.	3 stories
4119 Conn.	3 stories
4121 Conn.	3 stories
4123 Conn.	3 stories
4125 Conn.	3 stories

Windom Place

4411 Conn. 6 stories*

Yuma Street

4444 Conn. 7 stories (may be mixed use;
includes barber shop
and medical offices)*

Albemarle Street

4500 Conn.	9 stories	4501 Conn.	8-9 stories
4514 Conn.	5-6 stories		
4530 Conn.	8 stories	4545 Conn.	8-9 stories
4550 Conn.	8-9 stories		

Brandywine Street

4600 Conn.	9 stories*	4601 Conn.	9 stories
		4607 Conn.	8 stories

Chesapeake Street

4700 Conn.	6 stories	4701 Conn.	5-6 stories
4740 Conn.	10 stories*	4707 Conn.	6 stories

Davenport Street

NW Corner Conn. & Davenport	5-6 stories*	4801 Conn.	8-9 stories
4850 Conn.	5 stories on 36 th Street, but 11-12 stories on Conn. Ave.	4849 Conn.	10 stories

Van Ness Street and Veazey Terrace

2939 Van Ness (Van Ness East)	7 stories
2950 Van Ness (Consulate)	9 stories
3003 Van Ness (Van Ness South)	11 stories
3001 Veazey (Van Ness North)	12 stories*

OTHER ERRORS IN THE EXISTING LAND USE MAP

Low Density Residential

Three single family detached homes on Linnean Avenue south of Soapstone Park shown as Low-Medium Density Residential should be reclassified as “Low Density Residential”.

Single family detached homes in the 3000 block of Albemarle Street, 2800 block of Brandywine Street, 2800 block of Chesterfield Place, 4700 block of 29th Place, and 3100 block of Fessenden Street, also erroneously shown as Low-Medium Density Residential, should be “Low Density Residential”.

The property at the corner of Davenport Street and Linnean Avenue is “Low Density Residential”, not commercial.

Three lots developed with single family houses in the 2900 block of Fessenden Street, 3000 block of Ellicott Street, and 2900 block of Albemarle Street should be shown as “Low Density Residential” rather than “Undetermined”.

One lot shown as “Undetermined” at the east end of Chesterfield Place includes three lots, one of which is developed with a single family house and two of which are vacant.

Parcels shown as “Vacant” in the 3200 block of Fessenden Street, 4800 block of Linnean Avenue, 4800 block of 30th Street, 2800 block of Chesterfield Place (two at the cul-de-sac and another mid-block), and 4600 block of 30th Street are developed with single family detached houses and should be shown as “Low Density Residential”. Part of the parcel between Grant Road and Gates Road contains the historic Owl’s Nest and a single family detached house now under construction. The vacant lot on the south side of the 2800/2900 block of Davenport Street is also being developed with a single family home. These should be shown as “Low Density Residential”.

The only vacant lots in SMD 3F03 are on the north side of Gates Road at the intersection with 31st Street, on the north side of the 2900 block of Davenport Street, and in the 3000 block of Audubon Terrace.

Two small patches of yellow indicating Low Density Residential still appear in what is Melvin Hazen Park near Connecticut Avenue. Conversely, a single family house at 3035 Rodman Street may be shown as “Parks and Open Spaces” rather than “Low Density Residential”.

Parking Lots

A surface parking lot at the corner of 39th and Warren Streets is shown as “Parking”, but other surface parking lots across alleys from apartment buildings they serve in the 3500 blocks of Albemarle, Appleton, and Brandywine Streets are shown as “High Density Residential” even though they contain no structures and are in an R-1B zone. Similarly, several surface parking lots across an alley from the stores they serve on the west side of the 4400 block of Connecticut Avenue are shown as “Commercial Use” rather than “Parking”. These lots, zoned R-1B, operate under special exceptions. There is one low parking structure behind the Days Inn at Connecticut and Yuma Street that does operate commercially.

Local Public Use

The University of the District of Columbia is not shown as “Local Public Use”, but “Institutional” along with the surrounding International Center.