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Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. Z.C. 08-26

APR 07 2009

Zoning Commission of the
District of Columbia
2nd Floor, Suite 210
441 4th Street, NW
Washington, D.C. 20001

Members of the Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I found that the Consolidated Planned Unit Development for a 6-story, mixed-use building and a related map amendment to change the zoning from GA/C-2-A and R-4 to GA/C-2-B, would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Executive Director

Enclosure

cc: Harriet Tregoning, Director, D.C. Office of Planning
Anthony Hood, Chairman, Zoning Commission

ZONING COMMISSION
District of Columbia

CASE NO. 08-24
EXHIBIT NO. 40

**CONSOLIDATED PLANNED UNIT DEVELOPMENT AND
RELATED MAP AMENDMENT
THE HEIGHTS ON GEORGIA AVENUE**

3232 Georgia Avenue, NW
Washington, DC

Submitted by the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

MAR 26 2009

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. § 8724(a) and D.C. Code § 2-1006(a)(1), I found that the Consolidated Planned Unit Development for a 6-story, mixed-use building with 10,500 square feet of retail and 69 dwelling units located at 3232 Georgia Avenue, NW Washington, D.C. and a related map amendment to change the zoning from GA/C-2-A and R-4 to GA/C-2-B would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other federal interests.

* * *

The Zoning Commission of the District of Columbia has taken a proposed action to approve a Consolidated Planned Unit Development (PUD) for a 6-story, mixed-use building with 10,500 square feet of retail and 69 dwelling units and a related map amendment to change the zoning from GA/C-2-A and R-4 to GA/C-2-B to make allowances for height, floor area ratio (FAR), and lot occupancy.

The proposal is to construct a 69 unit, mixed-use building that is 80 feet in height. This development also includes an underground parking garage and approximately 10,500 square feet of retail space. A related map amendment changing the zoning from GA/C-2-A and R-4 to GA/C-2-B would increase the allowable height from 40 feet to 90 feet and the allowable density from a floor area ratio (FAR) of 2.5 to 6.0. The lot occupancy would also increase from 70 percent to 80 percent. The proposed height of 80 feet is below the allowed maximum height of 130 feet as set forth by the Height of Buildings Act of 1910, as amended, for a building fronting on Georgia Avenue, NW, a 130 foot right-of-way.



Proposed Development
(Corner of Lamont Street, NW and Georgia Avenue, NW)

The proposed PUD and related map amendment are not inconsistent with the Comprehensive Plan for the National Capital, nor would they adversely affect any other identified federal interests.

A handwritten signature in black ink, appearing to read "Marcel C. Acosta".

Marcel C. Acosta
Executive Director