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To:	Sharon Schellin	**FAX:**	727-6072
Phone:		**Date:**	6/6/2003

From:	Deborah Young	**Re:**	Commission Actions
Phone:	202-482-7228	**Pages:**	16 including cover

• **Comments.** Attached are copies of the actions taken by the National Capital Planning Commission at it June 5, 2003 meeting for the following zoning projects ZC 02-15, ZC 02-39 and ZC 02-45 (you will find two documents for ZC 02-45 one is the Commission Action and the other document is the Staff Recommendation for the project.) The originals will be forthcoming.

If you have any questions, please do not hesitate to call Deborah Young at 482-7228. Thanks

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Exhibit 28
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EXHIBIT NO.28

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NCPC File No. ZC 02-39

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NATIONAL CAPITAL PLANNING COMMISSION

AMENDMENT TO ZONING MAP OF THE DISTRICT OF COLUMBIA TO REZONE LOTS 1049-1053 IN SQUARE 2595 AT THE NORTHEAST CORNER OF MT. PLEASANT STREET, NW FROM R-5-D (RESIDENTIAL) TO C-2-A (COMMERCIAL)

Washington, DC

Delegated Action of the Executive Director

MAY 3 0 2003

Pursuant to the Commission's delegation of authority adopted on August 6, 1999, I find that the proposed rezoning of Lots 1049-1053 in Square 2595 from R-5-D (residential) to C-2-A (Commercial), located at 3101, 3101, 3105, 3107, and 3109 Mt. Pleasant Street, NW would not adversely affect the identified federal interests nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

* * *

The proposed zoning map amendment will rezone five lots from residential zoning to commercial zoning. This action was taken at the request of the property owners, to allow them to expand existing home occupations and to integrate their properties into the adjacent Mt. Pleasant commercial district. The site is located in northwest Washington D.C. at the northeast corner of Mt. Pleasant Street, NW and Irving Street, NW. The five lots are currently improved with row houses that are oriented to Mt. Pleasant Street.

The proposed Zoning Map Amendment will allow the identified properties to be developed with commercial and/or residential uses. Commercial uses can be developed on these properties, but only to a Floor-to-Area Ratio (FAR) of 1.5. As residential, they can be utilized to a FAR of 2.5 under the C-2-A zone as compared to 3.5 under the R-5-D designation. Furthermore, the maximum height in the C-2-A is 50 feet where as in the R-5-D structures can be built to 90 feet. These comparisons illustrate that despite the fact that commercial uses will be allowed on these sites, the intensity of uses in general is being lowered.

The proposed rezoning is outside of the original L'Enfant City and does not affect any federal properties, historic places, or prominent features of the National Capital. As such, it is determined that the proposed Zoning Commission action will not adversely affect the identified

federal interests, nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

Patricia E. Gallagher, AICP
Executive Director