NCPC
NATIONAL CAPITAL PLANNING COMMISSION

401 9th Street, NW
North Lobby, Suite 500
Washington, DC 20576
Tel 202 482-7200
Fax 202 482-7272
www.ncpc.gov

JUN 10 2003

IN REPLY REFER TO:
NCPC File No. Z.C. 02-39

RECEIVED
D.C. OFFICE OF ZONING
2003 JUN 12 PM 3:28

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

Members of the Commission:

In response to your request, pursuant to delegation of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed rezoning of Lots 1049-1053 in Square 2595 from R-5-D to C-2-A, located at 3101, 3105, 3107 and 3109 Mt. Pleasant Street, NW and found that the proposal would not adversely affect the identified federal interests nor be inconsistent with the Federal Elements of the Comprehensive plan for the National Capital.

A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Patricia E. Gallagher, AICP
Executive Director

Enclosure

Commission Members

Presidential Appointees
John V. Cogbill, III, Chairman
Richard L. Friedman
Jose L. Galvez, III

Mayoral Appointees
Arrington Dixon
Dr. Patricia Elwood

Ex Officio Members
Secretary of Defense
The Honorable Donald H. Rumsfeld

Secretary of the Interior
The Honorable Gale A. Norton

Administrator
General Services Administration
The Honorable Stephen A. Perry

Chairman
Committee on Governmental Affairs
United States Senate
The Honorable Susan M. Collins

Chairman
Committee on Government Reform
U.S. House of Representatives
The Honorable Tom Davis

Mayor
District of Columbia
The Honorable Anthony A. Williams

Chairman
Council of the District of Columbia
The Honorable Linda W. Cropp

Executive Director
Patricia E. Gallagher, AICP

ZONING COMMISSION
District of Columbia
Case 02-39
Exhibit 30

ZONING COMMISSION
District of Columbia
CASE NO.02-39
EXHIBIT NO.30

NCPC File No. ZC 02-39

NCPC
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