NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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The Honorable Anthony A. Williams

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The Honorable Linda W. Cropp

Executive Director
Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 03-24

DEC 5 2003

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

DEC 11 PM 3:33

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 Consolidated Planned Unit Development and proposed related amendment to the Zoning Map rezoning Square 2528, Lot 911, from R-3 to R-5-D, located at 2126 Wyoming Avenue, 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

bc: Carol Mittens, Chairwoman
DC Zoning Commission

ZONING COMMISSION
District of Columbia
Case 03-24
Exhibit 42

ZONING COMMISSION
District of Columbia
CASE NO.03-24
EXHIBIT NO.42

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

NCPC File No. ZC 03-24

CONSOLIDATED PLANNED UNIT DEVELOPMENT AND RELATED AMENDMENT
TO THE ZONING MAP OF THE DISTRICT OF COLUMBIA, SQUARE 2528, LOT 911
2126 Wyoming Avenue, NW
Washington, DC

Delegated Action of the Executive Director

NOV 26 2003

Pursuant to the Commission's delegation of authority adopted on August 6, 1999, I find that the Consolidated Planned Unit Development and proposed related amendment to the Zoning Map rezoning Square 2528, Lot 911, from R-3 to R-5-D, located at 2126 Wyoming Avenue, NW, would not adversely affect the identified federal interests in the surrounding area.

* * *

The site proposed for rezoning is a 16,500-square-foot tract of land bounded by Wyoming Avenue, NW to the north, a public alley to the south, an existing hotel to the east, and medium density residential properties to the west. Across Wyoming Avenue is a vacant mansion owned by the Embassy of the Republic of Macedonia, and numerous foreign missions lie along Wyoming Avenue west of the subject property. The proposed Zoning Commission action will change the zoning designation for the subject property from R-3 to R-5-D. Adjacent zones are a mix of medium-density residential classifications.

This project will adapt the old Field School, originally constructed as a single-family residential structure, in the Sheridan-Kalorama historic district to a residential building with two units. Additionally, the developer will construct a new three-story, four-unit residential condominium building on the east side of the property and convert the exiting carriage house into a 4-car garage. Four surface parking spaces will also be provided for a total of eight spaces on site. The District of Columbia Historic Preservation Review Board has approved the project for conceptual design as being compatible with character of the Sheridan-Kalorama Historic District. The identified federal interests in this proposed action are the vacant Embassy of the Republic of Macedonia located across Wyoming Avenue to the north as well as nearby foreign missions along Wyoming Avenue.

The applicant requests a map amendment from R-3 to R-5-D. The R-5-D zone permits matter-of-right medium/high density development of general residential uses, including single-family dwellings, flats, and apartment buildings, to a maximum lot occupancy of 75 percent, a maximum Floor Area Ratio of 3.5 and a maximum height of 90 feet. This proposed Zoning Commission action does not affect a change in permitted use, but does allow for increases in height, bulk and lot coverage similar to those allowed in adjacent zones.

The rezoning will actually result in a reduction of use intensity on the site as compared to the most recent use of the property for the Field School. Traffic generated by the new use on this site is less likely to impact activities at the nearby foreign missions. As the rezoning of this property is compatible with the zoning of adjacent parcels of land and the use of the subject property will revert to residential, it is my conclusion that this proposed Zoning Commission action will not adversely affect the identified federal interests.

Patricia E. Gallagher, AICP
Executive Director