NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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The Honorable Anthony A Williams

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Council of the District of Columbia
The Honorable Linda W Cropp

Executive Director
Patricia E Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 04-13

FEB 10 2005

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

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Members of the Commission:

In response to your request, pursuant to delegations of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed Planned Unit Development (PUD) for a portion of Square 277 in Lots 14, 15, 20-23, 45, 818, 837 and 838 located from 1200 to 1224 R Street, NW, Washington, D.C., and found that the proposal would not adversely affect the identified federal interests nor be inconsistent with 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

ZONING COMMISSION
District of Columbia
CASE NO. 04-13
EXHIBIT NO. 38

ZONING COMMISSION
District of Columbia
CASE NO.04-13
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NCPC File No. ZC 04-13

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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PLANNED UNIT DEVELOPMENT AND
RELATED MAP AMENDMENT FOR SQUARE 277
LOTS 14, 15, 20-23, 45, 818, 837 AND 838
LOCATED BETWEEN 1200 AND 1224 R STREET, NW
Washington, DC

Delegated Action of the Executive Director
JAN 28 2005

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed Planned Unit Development (PUD)) for a portion of Square 277 in Lots 14, 15, 20-23, 45, 818, 837 and 838 located from 1200 to 1224 R Street, NW, Washington, DC, as shown on NCPC Map File No 31.20(06.20)41539 and a related Map Amendment to the R-5-B Zone District for all of the Lots except for Lot 45, would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests.

* * *

The Zoning Commission of the District of Columbia has taken a proposed action to approve the Planned Unit Development (PUD) for a portion of Square 277 in Lots 14, 15, 20-23, 45, 818, 837 and 838 located from 1200 to 1224 on R Street, NW between 13th Street, NW and Vermont Avenue, NW in Washington, DC. The PUD is located within the Shaw UrbanRenewal Area and adjacent to the Logan Circle Historic District. The proposed project will remove existing buildings on the site, with the exception of a row house located on Lot 45, and construct a four-story, 60 unit apartment building including a below grade, residential parking garage with 89 spaces. The project will include a community room to be operated by the Metropolitan Baptist Church, located directly across R Street, NW. The proposed zoning action also includes a related map amendment to the R-5-B Zone District for all of the Lots except for Lot 45. The PUD conforms to most of the bulk requirements of the R-5-B Zone District; however, the developer has requested waivers or variances for the minimum area requirements, maximum lot occupancy, minimum side yard requirements and reduction of minimum loading berth size.

In January 2004 the Adivosry Neighborhood Council (ANC) 2F unanimously approved the PUD and the rezoning. The District of Columbia Office of Planning reviewed the project in July 2004 and recommended setdown of the PUD and related map amendment to assign the R-5-B District to all but Lot 45.

Patricia E. Gallagher, AICP
Executive Director