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District of Columbia
The Honorable Adrian M. Fenty

Chairman
Council of the District of Columbia
The Honorable Vincent C. Gray

Executive Director
Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. Z.C. 09-15

JUN 09 2010

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 delegation of authority adopted by the Commission on August 6, 1999, I found that the Consolidated Planned Unit Development and related map amendment at 1412 Chapin Street, NW would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it 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.

09.15

EXHIBIT NO.

58

**CONSOLIDATED PLANNED UNIT DEVELOPMENT AND RELATED MAP
AMENDMENT, 1412 CHAPIN STREET LLC
SQUARE 2661, LOT 152**

1412 Chapin Street, NW
Washington, DC

Referred by the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

MAY 27 2010

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find the consolidated planned unit development for the construction of a five-story, 44-unit residential building and related map amendment to allow the site to use the C-2-B zoning at 1412 Chapin Street, NW in Washington, DC 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 referred a consolidated planned unit development for the construction of a five-story, 44-unit residential building and related map amendment to allow the development to be built using the C-2-B zoning district. The project includes approximately 10 percent affordable units, a courtyard and an underground parking lot for 10 vehicular parking spaces and 34 indoor bicycle parking spaces.

The proposal is 57 feet in height and the existing zoning is R-5-B, which allows buildings to a height of 50 feet as a matter-of-right. This site abuts a C-2-B zoning district to the east, which allows a height of 65 feet as a matter-of-right.

In its final report dated February 1, 2010, the Office of Planning recommended that the Zoning Commission approve this consolidated planned unit development and related map amendment as it would increase affordable housing opportunities and is consistent with the District Elements of the Comprehensive Plan.

The federal interest that pertains to this project is the Height of Buildings Act of 1910, as amended. The Height Act establishes building heights for all buildings in the District based on the width of adjacent streets and the type of street, residence or business, on which a building is constructed. As this building does not exceed this height, staff finds that this project complies with the Height Act. This development also needs public space approval as it includes a projection over a public alley that abuts the site to the east. Staff finds that since this alley is owned by the District of Columbia it is not a federal interest.

A handwritten signature in black ink, appearing to read "Marcel C. Acosta", written over a horizontal line.

Marcel C. Acosta
Executive Director