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Executive Director

Marcel C. Acosta

**IN REPLY REFER TO:
NCPC FILE No. ZC 14-01A**

JUN 05 2015

**Zoning Commission of the
District of Columbia
441 4th Street NW
2nd Floor, Suite 210
Washington, DC 20001**

Members of the Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999,

I found that the proposed Modification to a Planned Unit Development and Related

Map Amendment at Square 4037 (Jemal's Hecht's, LLC), would not be

inconsistent with the Comprehensive Plan for the National Capital. A copy of the

Delegated Action of the Executive Director is enclosed.

Sincerely,

**Marcel C. Acosta
Executive Director**

Enclosure

**cc: Eric Shaw, Director, DC Office of Planning
Anthony Hood, Chairman, Zoning Commission**



Delegated Action of the Executive Director

PROJECT

**Modification to a Planned Unit Development
and Related Map Amendment at Square 4037
(Jemal's Hecht's, LLC)**
1401-1535 New York Avenue, NE
Washington, DC

NCPC FILE NUMBER

ZC 14-01A

NCPC MAP FILE NUMBER

43.00(06.00)44158

REFERRED BY

Zoning Commission of the District of Columbia

DETERMINATION

Approval of report to the Zoning
Commission of the District of Columbia

REVIEW AUTHORITY

Advisory per 40 U.S.C § 8724(a) and
DC Code § 2-1006(a)

The Zoning Commission of the District of Columbia has taken a proposed action to approve a modification to a Planned Unit Development (PUD) and a related map amendment, from C-M-3 to C-3-C, for parts of Lot 0007 and 0804 in Square 4037, in Northeast Washington, DC.

The project site is located at 1401-1535 New York Avenue, NE, within a project to redevelop the Hecht's warehouse site into a mixed-use location. The modification to the previously approved PUD will permit the development of a new two-story, retail building; this new building will primarily be on a portion of the original PUD site previously devoted to a circular driveway. The modification will reconfigure the circular drive to allow the building within the circular drive, and will extend the PUD boundary into 1,785 square feet of adjacent property currently zoned C-M-3. (NCPC reviewed the original PUD in July of 2014 and found it would not be inconsistent with the Comprehensive Plan for the National Capital.)

The proposed PUD modification will add a new 8,074 square-foot building to a large site that is currently undergoing redevelopment; the new building will enhance the viability of the overall PUD by providing additional retail options in the area while not increasing the overall density of the approved PUD. No adverse impacts to traffic or the environment are anticipated with the project. Parking for the new retail use is proposed to be located within an adjacent parking structure to the east of the site, which is currently owned by the applicant.

There are no federal properties adjacent to the development site with the potential to be affected by the proposed development, and the proposed development is not inconsistent with the Comprehensive Plan for the National Capital. The new building's proposed height to the main roof of 32 feet, with an additional 6-foot tall mechanical screen panels on the roof, is well below the maximum allowable height for the PUD of 130 feet.

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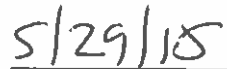
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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the proposed Modification to a Planned Unit Development and Related Map Amendment at Square 4037 (Jemal's Hecht's, LLC) would not be inconsistent with the Comprehensive Plan for the National Capital.



Marcel Acosta
Executive Director



[Date]