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The Honorable Phil Mendelson

Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC FILE No. ZC 14-20

APR 03 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 Map Amendment in Square 1070, 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, Acting Director, DC Office of Planning
Anthony Hood, Chairman, Zoning Commission

ZONING COMMISSION
District of Columbia
CASE NO. 14-20
EXHIBIT NO. 91
ZONING COMMISSION
District of Columbia
CASE NO. 14-20
EXHIBIT NO. 91



Delegated Action of the Executive Director

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PROJECT

Map Amendment at Square 1070
15th Street and A Street, NE
Washington, DC

NCPC FILE NUMBER

ZC 14-20

NCPC MAP FILE NUMBER

00.00(06.00)44105

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 referred a proposed zoning map amendment to re-zone fourteen lots (Lots 38-39, 73-76, 80-86 and 94) within Square 1070, from C-2-A to the R-4 District. The property is located in the Capitol Hill neighborhood in Northeast Washington. The property is bounded by A Street, 15th Street and a public alley. Directly across the street from the property to the north, south and east are row home residences, zoned to the R-4 District, and to the west of the property is the car barn, a National Landmark, converted to residential condominiums, zoned to the C-2-A and R-5-B Districts.

Square 1070 is split-zoned. The western half of the block along 15th Street, NE is zoned to the C-2-A District while the eastern half is zoned to the R-4 District. The property is located in the northwestern quadrant of the Square, in the C-2-A zone. The property occupies 23,408 square feet and consists of 13 row home lots and one alley lot with garage structure.

The existing C-2-A zoning permits mixed-use low-to-medium density commercial and residential uses. The proposed R-4 District primarily allows for moderate-density residential development, and does not permit apartments, commercial uses or mixed-use development.

Within the area proposed to be rezoned is Lot 94, (1511 A Street, NE). An application for a building permit (B1307755) was submitted in June 2013 for a multi-unit residential development on Lot 94 under the C-2-A regulations. According to the Department of Consumer and Regulatory Affairs (DCRA), the permit and associated plans are currently under review.

Per Section 3202 of the Zoning Regulations, the permit application shall continue to be processed under the C-2-A zone provisions, until the Zoning Commission issues a notice of Final Rulemaking. Should the property be rezoned prior to the issuance of a building permit, the property will be subject to the provisions of the R-4 zone.

There are no federal properties adjacent to the related site with the potential to be affected by the proposed zoning map amendment, and the proposed zoning map amendment is not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital

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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 the proposed Map Amendment in Square 1070 will not be inconsistent with the Comprehensive Plan for the National Capital



Marcel Acosta
Executive Director



[Date]