



Commission Members

Presidential Appointees

L. Preston Bryant, Jr., Chairman

Elizabeth A. White

Mayoral Appointees

Arrington Dixon

Geoffrey Griffis

Ex Officio Members

Secretary of Defense
The Honorable Ashton Carter

Secretary of the Interior
The Honorable Sarah Jewell

Acting Administrator
General Services Administration
The Honorable Denise Roth

Chairman
Committee on Homeland Security
and Governmental Affairs
United States Senate
The Honorable Ron Johnson

Chairman
Committee on Oversight
and Government Reform
U.S. House of Representatives
The Honorable Jason Chaffetz

Mayor
District of Columbia
The Honorable Muriel Bowser

Chairman
Council of the District of Columbia
The Honorable Phil Mendelson

Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC FILE No. ZC 14-24

FEB 11 2016

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 zoning map amendment from R-4 to R-5-B, in Square
2848, Lots 39, 40, 72, and 838, will 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

Map Amendment from R-4 to R-5-B, Square 2848,
Lots 39, 40, 72, and 838 (1900 11th Street, NW LLC)
1368, 1370, and 1372 Kenyon Street, NW and 1371
Irving Street, NW
Washington, DC

NCPC FILE NUMBER

ZC 14-24

NCPC MAP FILE NUMBER

32.00(06.00)44290

DETERMINATION

Approve comments as requested

REFERRED BY

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, on behalf of 1900 11th Street LLC (Applicant), has referred a proposed zoning map amendment to re-zone Square 2848, Lots 39, 40, 72, and 838 from R-4 to the R-5-B. The property is located at 1368, 1370, and 1372 Kenyon Street, NW and 1361 Irving Street, NW in the Columbia Heights neighborhood. Lots 39 and 40 are vacant; Lot 72 is improved with a four-story, 16 unit apartment building; Lot 838 is improved with a four-story, 18-unit apartment building. The area around the properties includes a range of commercial and residential uses, and the 14th Street commercial corridor is half a block to the west of the property.

The Applicant intends to combine Lots 39 and 40 into a single record lot approximately 4,492 square feet in size for development purposes. If the map amendment is granted, the Applicant would construct an 8 unit apartment building on Lots 39 and 40. The R-5-B zoning would bring the existing buildings into greater zoning conformity while accommodating a small multifamily building on the now vacant lots.

Staff finds the proposed zoning map amendment to be not inconsistent with the Comprehensive Plan. There are no nearby federal properties or other federal interests that will be impacted by the proposed amendment.

*

*

*

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed zoning map amendment from R-4 to R-5-B, in Square 2848, Lots 39, 40, 72, and 838, will not be inconsistent with the Comprehensive Plan for the National Capital.

Marcel Acosta
Executive Director

1/29/16

Date