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**Executive Director**

Marcel Acosta

**IN REPLY REFER TO:  
NCPC File No. ZC 18-08**

**DEC 06 2018**

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

**Members of the Zoning Commission:**

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I found that the proposed Zoning Map amendment for the property located on Square 72, Lot 74 (BSREP II Dupont Circle, LLC), with a street address of 1143 New Hampshire Avenue, NW, from RA-5 (residential) to MU-10 (mixed-use), would not be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

**Marcel C. Acosta  
Executive Director**

**Enclosure**

**cc: Andrew Trueblood, Acting Director, DC Office of Planning  
Anthony Hood, Chairman, Zoning Commission**



## Delegated Action of the Executive Director

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**PROJECT**

**Map Amendment at Square 72 – BSREP II  
Dupont Circle, LLC  
1143 New Hampshire Avenue, NW  
Washington, DC**

**NCPC FILE NUMBER**

**ZC 18-08**

**NCPC MAP FILE NUMBER**

**22.10(06.00)44847**

**SUBMITTED BY**

**Zoning Commission of the District of Columbia**

**ACTION TAKEN**

**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)**

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The Zoning Commission has referred an application for a proposed change in zoning (RA-5 to MU-10) for Square 72, Lot 74, with a street address of 1143 New Hampshire Avenue, NW, for review and comment. The property is situated on the western side of Square 72 - a triangular-shaped block bounded by New Hampshire Avenue, 21<sup>st</sup>, L, and M Streets, NW in Ward 2. The rezoning will facilitate a planned renovation of the existing hotel building, with ground floor retail or restaurant space visible from the building exterior. Both zones have a 90-foot maximum height and a Floor-to-Area ratio (FAR) of up to 6.0.

The District Office of Planning set down report concludes that the proposed map amendment is not inconsistent with the District Comprehensive Plan's Future Land Use and Policy maps and furthers many important policies for the Upper Northeast Area and Citywide Area Elements. The local Advisory Neighborhood Commission (2A) adopted a resolution of support for the proposed map amendment, which was expressed in a letter sent to the District Office of Zoning.

New Hampshire Avenue has a right-of-way of 120 feet in this area of the city, which would allow a maximum building height of 130 feet under the Height of Buildings Act of 1910. The height limit of 90 feet in the MU-10 zone is well within this allowable height. Therefore, the proposed zoning map amendment would not be inconsistent with the 2016 Comprehensive Plan for the National Capital, nor would it adversely affect any other federal interests.

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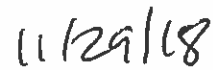
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Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed Zoning Map amendment for the property located on Square 72, Lot 74 (BSREP II Dupont Circle, LLC), with a street address of 1143 New Hampshire Avenue, NW, from RA-5 (residential) to MU-10 (mixed-use), would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.



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Marcel Acosta  
Executive Director



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Date