

IN REPLY REFER TO:  
NCPC File No. ZC 19-01

October 21, 2019

Sharon Schellin  
Zoning Commission of the District of Columbia  
441 4th Street, NW, Suite 200-S  
Washington, DC 20001

Re: Z.C. Case No. 19-01 (Consolidated Planned Unit Development and Related Map  
Amendment at Parcel 124-77)

Dear Sharon Schellin:

The purpose of this letter is to respond to the above-mentioned project submitted to the National Capital Planning Commission (NCPC) for review, in accordance with 40 U.S.C. § 8724(a) and DC Code § 2-1006(a).

Upon review of the project documents, NCPC staff has determined that the proposed project falls under an exception listed in Chapter 8 (Exceptions and Project Changes) of NCPC's submission guidelines. In particular, the project meets the requirements of exception 12, which include the referrals from the Zoning Commission of the District of Columbia where the following conditions are satisfied: 1) the project is consistent with the Height Act; 2) the project would not cause adverse impacts on federal property or other federal interests; and 3) the project site is located outside the boundary of the L'Enfant City. While the project is adjacent to federal land, the proposed residential use is similar to the existing residential use, and therefore would not have an impact. Accordingly, staff has determined that this project is exempt from Commission review.

This determination applies only to the project listed above. Determinations to whether a particular project falls within one of the Commission's exceptions are done on a case-by-case basis, either during early consultation or upon request for review. Please note that the applicant cannot make this determination independently and must submit projects to NCPC to confirm that an exception is warranted.

If you have any questions or need additional information, please contact Matthew Flis at (202) 482-7236 or [matthew.flis@ncpc.gov](mailto:matthew.flis@ncpc.gov).

Sincerely,

*Diane Sullivan*

Diane Sullivan  
Director, Urban Design and Plan Review