IN REPLY REFER TO:
NCPC File No. ZC 24-01

January 29, 2025

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

Re: Z.C. Case No. 24-01 (Map Amendment for Squares 3060, 3064, 3065, 3074, 3075, and 3078)

Dear Ms. 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 applies to 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. The subject properties are located outside the L'Enfant City, and the proposed map amendment will not impact any federal properties. The project was also made available for public review on the NCPC website and no comments were received. Accordingly, staff has determined that this project is exempt from Commission review.

This determination applies only to the project listed above. Determinations about whether a particular project falls within one of the Commission's exceptions are undertaken 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 Michael Weil at (202) 482-7253 or michael.weil@ncpc.gov.

Sincerely,

Matthew Flis
Deputy Director, Current Planning Division