

IN REPLY REFER TO:  
NCPC File No. ZC 25-14

April 30, 2026

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

Re: Z.C. Case No. 25-14 (Map Amendment from MU-3A to MU-8B at Square 5094, Lot 103)

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. 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 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,



Matthew Flis  
Deputy Director, Current Planning Division