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The Honorable Vincent C. Gray

Acting Executive Director
Marcel C. Acosta

**IN REPLY REFER TO:
NCPC File No. Z.C. 06-48**

DEC 1 2 2007

**Zoning Commission for the
District of Columbia
2nd Floor, Suite 210 South
441 4th Street, NW
Washington, D.C. 20001**

Members of the Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I reviewed the proposed text amendment and related map amendment to establish and map a new commercial overlay district over commercially zoned properties fronting Georgia Avenue, NW from Kenyon Street, NW to Varnum Street, NW, and found that the modification would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

**Marcel C. Acosta
Acting Executive Director**

Enclosure

ZONING COMMISSION
District of Columbia

CASE NO. 06-48
EXHIBIT NO. 47



TEXT AND MAP AMENDMENTS TO ESTABLISH AND MAP THE GEORGIA AVENUE OVERLAY DISTRICT

Squares 2892, 2893, 2894, 2895, 2897, 2898, 2900, 2905, 2906, 2909, 2910, 2915, 3024W, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3038, 3039, 3040, 3041 and 3042

Delegated Action of the Executive Director

NOV 29 2007

Pursuant to the Commission's delegation of authority adopted on August 6, 1999, I find that the proposed text amendment and related map amendment to establish and map a new commercial overlay district over commercially zoned properties fronting Georgia Avenue, NW from Kenyon Street, NW to Varnum Street, NW would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other federal interests.

* * *

The District of Columbia Office of Zoning has referred to NCPC for comment a proposed text and map amendment to establish and map the Georgia Avenue, NW Neighborhood Commercial Overlay District. The approximate mile-long overlay would apply to all commercial properties on Georgia Avenue between Kenyon and Varnum Streets. The overlay would also extend up to one block deep on several cross-streets. The amendments would provide common design standards, encourage additional residential uses, and require ground floor heights that accommodate a wider range of commercial uses in accordance with the *Georgia Avenue-Petworth Metro Station Area and Corridor Plan*.

Identified federal interests include the Georgia Avenue Metrorail Station, the Height of Buildings Act, and several federal triangle parks. The overlay would promote many Comprehensive Plan goals and objectives, which include supporting transit-oriented development and enhancing the character of several historic streets. Allowable building heights would meet the limits established by the Height of Buildings Act. I find that the proposal is not inconsistent with the Comprehensive Plan nor would it adversely affect other identified federal interests.

A handwritten signature in black ink, appearing to read "Marcel C. Acosta", is written over a horizontal line.

Marcel C. Acosta
Acting Executive Director