



IN REPLY REFER TO:
NCPC File No. ZC 17-11

August 27, 2018

Ms. Sharon Schellin
Secretary to the Zoning Commission
District of Columbia Zoning Commission
441 4th St, NW, Suite 200-S
Washington, DC 20001

Re: Z.C. Case No. 17-11 (Map Amendment from R-1-B & MU-3 to MU-4, Square 5539, Lots 835 and 840 - Square 5539, Lots 835 and 840 - Ward 7 - 3200 Pennsylvania Avenue SE, PJV, LLC)

Dear Ms. Schellin:

The purpose of this letter is to respond to your referral of a case before the District of Columbia Zoning Commission for National Capital Planning Commission (NCPC) review and comment, as required under 40 U.S.C. §8724 (a) and DC Code §2-1006(a).

Upon review of the case 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 requires that it is not inconsistent with the Height Act; would not cause adverse impacts on federal property or other federal interests; and 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 as 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.

Sincerely,

A handwritten signature in black ink, appearing to read "Diane Sullivan", written over a light blue horizontal line.

Diane Sullivan
Director, Urban Design and Plan Review