

IN REPLY REFER TO:  
NCPC File No. ZC 17-27

June 4, 2018

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

Re: Z.C. Case No. 17-27 (Map Amendment from R-1 to R-2, Square 2902, Lots 804 and 807,  
Ward 4 and 1, Spring Flats MD, 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 Carlton Hart at (202) 482-7252 or carlton.hart@ncpc.gov.

Sincerely,



Diane Sullivan  
Director, Urban Design and Plan Review