



CONSOLIDATED PLANNED UNIT DEVELOPMENT AND RELATED AMENDMENT  
TO THE ZONING MAP OF THE DISTRICT OF COLUMBIA, SQUARE 2528, LOT 911  
2126 Wyoming Avenue, NW  
Washington, DC

**Delegated Action of the Executive Director**

November 26, 2003

Pursuant to the Commission's delegation of authority adopted on August 6, 1999, I find that the Consolidated Planned Unit Development and proposed related amendment to the Zoning Map rezoning Square 2528, Lot 911, from R-3 to R-5-D, located at 2126 Wyoming Avenue, NW, would not adversely affect the identified federal interests in the surrounding area.

\* \* \*

The site proposed for rezoning is a 16,500-square-foot tract of land bounded by Wyoming Avenue, NW to the north, a public alley to the south, an existing hotel to the east, and medium density residential properties to the west. Across Wyoming Avenue is a vacant mansion owned by the Embassy of the Republic of Macedonia, and numerous foreign missions lie along Wyoming Avenue west of the subject property. The proposed Zoning Commission action will change the zoning designation for the subject property from R-3 to R-5-D. Adjacent zones are a mix of medium-density residential classifications.

This project will adapt the old Field School, originally constructed as a single-family residential structure, in the Sheridan-Kalorama historic district to a residential building with two units. Additionally, the developer will construct a new three-story, four-unit residential condominium building on the east side of the property and convert the exiting carriage house into a 4-car garage. Four surface parking spaces will also be provided for a total of eight spaces on site. The District of Columbia Historic Preservation Review Board has approved the project for conceptual design as being compatible with character of the Sheridan-Kalorama Historic District. The identified federal interests in this proposed action are the vacant Embassy of the Republic of Macedonia located across Wyoming Avenue to the north as well as nearby foreign missions along Wyoming Avenue.

The applicant requests a map amendment from R-3 to R-5-D. The R-5-D zone permits matter-of-right medium/high density development of general residential uses, including single-family dwellings, flats, and apartment buildings, to a maximum lot occupancy of 75 percent, a maximum Floor Area Ratio of 3.5 and a maximum height of 90 feet. This proposed Zoning Commission action does not affect a change in permitted use, but does allow for increases in height, bulk and lot coverage similar to those allowed in adjacent zones.

The rezoning will actually result in a reduction of use intensity on the site as compared to the most recent use of the property for the Field School. Traffic generated by the new use on this site is less likely to impact activities at the nearby foreign missions. As the rezoning of this property is compatible with the zoning of adjacent parcels of land and the use of the subject property will revert to residential, it is my conclusion that this proposed Zoning Commission action will not adversely affect the identified federal interests.

---

Patricia E. Gallagher, AICP  
Executive Director