



**PLANNED UNIT DEVELOPMENT AND
RELATED MAP AMENDMENT FOR SQUARE 277
LOTS 14, 15, 20-23, 45, 818, 837 AND 838
LOCATED BETWEEN 1200 AND 1224 R STREET, NW
Washington, DC**

Delegated Action of the Executive Director

January 28, 2005

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed Planned Unit Development (PUD)) for a portion of Square 277 in Lots 14, 15, 20-23, 45, 818, 837 and 838 located from 1200 to 1224 R Street, NW, Washington, DC, as shown on NCPC Map File No 31.20(06.20)41539 and a related Map Amendment to the R-5-B Zone District for all of the Lots except for Lot 45, would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests.

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The Zoning Commission of the District of Columbia has taken a proposed action to approve the Planned Unit Development (PUD) for a portion of Square 277 in Lots 14, 15, 20-23, 45, 818, 837 and 838 located from 1200 to 1224 on R Street, NW between 13th Street, NW and Vermont Avenue, NW in Washington, DC. The PUD is located within the Shaw UrbanRenewal Area and adjacent to the Logan Circle Historic District. The proposed project will remove existing buildings on the site, with the exception of a row house located on Lot 45, and construct a four-story, 60 unit apartment building including a below grade, residential parking garage with 89 spaces. The project will include a community room to be operated by the Metropolitan Baptist Church, located directly across R Street, NW. The proposed zoning action also includes a related map amendment to the R-5-B Zone District for all of the Lots except for Lot 45. The PUD conforms to most of the bulk requirements of the R-5-B Zone District; however, the developer has requested waivers or variances for the minimum area requirements, maximum lot occupancy, minimum side yard requirements and reduction of minimum loading berth size.

In January 2004 the Advisory Neighborhood Council (ANC) 2F unanimously approved the PUD and the rezoning. The District of Columbia Office of Planning reviewed the project in July 2004 and recommended setdown of the PUD and related map amendment to assign the R-5-B District to all but Lot 45.

Patricia E. Gallagher, AICP
Executive Director