

**CONSOLIDATED PLANNED UNIT DEVELOPMENT AND RELATED
MAP AMENDMENT FOR A MIXED-USE DEVELOPMENT**

4136 Georgia Avenue, NW

Square 2910, Lot 40
Washington, D.C.

Delegated Action of the Executive Director

April 27, 2007

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed Consolidated Planned Unit Development (PUD) and related map amendment for a mixed-use development at 4136 Georgia Avenue NW, Washington, D.C. would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any other federal interests.

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The Zoning Commission of the District of Columbia has taken a proposed action to approve a Consolidated Planned Unit Development (PUD) and related map amendment at 4136 Georgia Avenue NW, Square 2910, Lot 40. The project site is currently occupied by a gasoline filling station and is generally bounded by Georgia and Kansas Avenues, NW on the east and west, Upshur Street on the north, and a public alley and existing construction on the south. The property is currently located in the C-2-A Zone District. The Zoning Map Amendment application requests a rezoning of a portion of the Subject Property to the C-3-A District to accommodate the height and FAR of the proposed development plan. The applicant has also requested relief from nine zoning requirements and a waiver from the minimum area required for a PUD. The proposed development will include construction of a seven-story building containing approximately 4,900 gross square feet of ground floor retail and 57 condominium units. A single-level below-grade parking garage (accessed from Kansas Avenue) will be constructed to accommodate parking for 35 vehicles.

The building will measure 75 feet in height, not including a parapet measuring 43 inches above the roof height; a corner turret will also extend above the main roof level to a maximum height of 96 feet. All portions of the building are within the 130-foot height limit established by the Height of Buildings Act.

The project is supported by the DC Office of Planning (subject to a strengthened amenities package), the District Department of Transportation., and Advisory Neighborhood Commission 4C.

The proposed development does not adversely affect any federal land reservations or L'Enfant street rights-of-way, is not inconsistent with the Comprehensive Plan for the National Capital, and the roof heights do not exceed the limitations set forth by the Height of Buildings Act of 1910. However, it is important to note that a landscaped patio extends into the public space along Kansas Avenue and Upshur Street, and the parking garage entrance ramp begins in the public space along Kansas Avenue. Additionally, the building façades on both Kansas and Georgia Avenues extend into the public space above the second floor level. While staff does not find these items to have a significant impact on any federal interests, and since the site is not within the Central Area, we defer to the District Department of Transportation and request that the effects of these conditions receive additional evaluation from that agency when reviewing the public space permit application associated with this project.

Patricia E. Gallagher, AICP
Executive Director