

**ZONING MAP AMENDMENT
SQUARE 514, LOT 864
MOUNT VERNON HISTORIC DISTRICT**

Northwest Washington, D.C.

Delegated Action of the Executive Director

March 27, 2008

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. § 8724(a) and D.C. Code § 2-1006(a), I find that the proposed map amendment for Square 514, Lot 864, to rezone a portion of the site from DD/R-5-B to DD/C-2-C, would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other federal interests.

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The Zoning Commission of the District of Columbia has referred to NCPC for review and comment a proposed map amendment for Square 514, Lot 864 (Bozzuto Development Group). This lot, located in the Mount Vernon Historic District, consists of approximately 7,983 square feet of land area, with frontage on New York Avenue, NW. The lots to the west are low-rise buildings in the DD/R-5-B zone district and lots to the east are in the DD/C-2-C zone district.

The subject property is presently located in DD/R-5-B zone district, where allowable building heights are 50 feet. The requested map amendment would rezone the western 42.2 foot portion of the Lot (approximately 4950 square feet) to DD/C-2-C; this amendment would result in an allowable building height of 130 feet on this portion of the lot. The remainder of the lot would remain in the DD/R-5-B zone district, and would allow for relocation of a historic property to this part of the site.

Approval of the proposed map amendment would accommodate the proposed building program, which includes two new residential buildings: one three-story, historic structure that exists on the site would be adapted for a new use and a new 13-story building would be constructed. The proposed 13-story structure would share an eastern party wall with the abutting property, known as the Yale Steam Laundry development; the Yale project is a two-phase development with a maximum building height of 130 feet (BZA approval, February 2007).

The proposed new residential building would be 130 feet in height, with a rooftop penthouse that is set back from all exterior walls a distance equal to its height above the adjacent roof; the penthouse would not be set back from the party wall shared with the Yale Steam Laundry.

I find that the proposed map amendment would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other federal interests.

Marcel C. Acosta
Acting Executive Director