



Delegated Action of the Executive Director

PROJECT

Consolidated Planned Unit Development and Zoning Map Amendment at Square 3917 - EYA Development, LLC
1200 Varnum Street, NE
Washington, DC

REFERRED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 16-17

NCPC MAP FILE NUMBER

00:00(06.00)44583

DETERMINATION

Approval of report to the Zoning Commission of the District of Columbia

REVIEW AUTHORITY

Advisory

per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

The Zoning Commission of the District of Columbia has forwarded an application by EYA Development, LLC for approval of a Consolidated Planned Unit Development ("PUD") and related map amendment to rezone Lot 800 in Square 3917 from the R-2 District to the RA-1 District. The property is approximately 349,294 square feet (8 acres) in size, and includes the St. Joseph's Seminary Building, which dates to 1930. The property is mostly open lawn along with a number of mature trees.

The square is bounded by Varnum Street, NE on the south, 13th Street, NE and Sargent Road, NE on the east, Allison Street, NE on the north, and 12th Street, NE on the west. The surrounding neighborhood is a mix of detached homes, semi-detached homes, and triplexes. Two triplexes occupy the northeast corner of the subject square. Providence Hospital is located directly to the west of the site.

The applicant proposes the development of a PUD project on the property that will include a new single-family residential community with approximately 80 townhouses, the preservation of some open spaces, creation of new parks, and the maintenance of the existing Seminary building. The proposed townhouses will be approximately 30 to 40 feet tall depending on the adjacent grade. No modifications are proposed for the existing Seminary building and no townhouses are proposed to the immediate south, east or west of the Seminary building. An internal street and alley system is also proposed.

The proposed building heights are permitted under the Height of Buildings Act of 1910. In addition, no federal properties are located in proximity to the site. Therefore, the proposed zoning and related map amendment would not be inconsistent with the 2016 Comprehensive Plan for the National Capital, nor would it adversely affect any other federal interests.



Figure 1 Project site plan.

* * *

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed Consolidated Planned Unit Development and Related Map Amendment at Square 3917 (EYA Development, LLC), located at 1200 Varnum Street, NE, Washington, DC, would not be inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital*, nor would it adversely affect any other identified federal interest.

// Original Signed//

August 31, 2017

Marcel Acosta
Executive Director

Date