



## Delegated Action of the Executive Director

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**PROJECT**

**Consolidated Planned Unit Development and Related Map Amendment at Square 5017, Lots 839, 840, 841, and 842, and a portion of the public alley abutting lots 839 and 840 - 3443 Benning, LLC**

3450 Eads Street, NE  
Washington, DC

**SUBMITTED BY**

Zoning Commission of the District of Columbia

**NCPC FILE NUMBER**

ZC 16-20

**NCPC MAP FILE NUMBER**

81.00(06.00)44582

**ACTION TAKEN**

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)

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The Zoning Commission has referred an application of 3443 Benning Road, LLC for a planned unit development (PUD) to permit development of a multi-family residential building at 3450 Eads Street NE. The application is for a consolidated PUD & related map amendment from R-3 to MU-7 (formerly the C-3-A zone district); with a floor area ratio of 3.81, a height of 5 stories at 57 feet 11 inches. The building will house 70 residential units, with 60% of the units (42 units) dedicated to seniors at 50% and 30% medium family income (MFI); 17 vehicle parking spaces (8 full-sized, 9 compact) and 27 bicycle spaces (20 long-term and 7 short-term) will be provided.

The property is located in the River Terrace neighborhood, characteristic of semi-detached single-family row homes bounded by Kenilworth Avenue to the east and the Anacostia River to the west. The lot fronts Eads Street to the south and is bound to the west and north by a 20-foot wide public alley. Subject to the alley closure, the east property line would abut a vacant District-owned lot. To the north of the property are vacant and commercial lots, which front Benning Road, in the MU-4 District. To the south and west, across Eads Street are two-story attached homes in the R-3 District.

Staff finds that the developer is proposing a mid-rise apartment project on a transitional, mixed-use block. Staff has determined that there are no adjacent federal lands. The project is also not inconsistent with the Comprehensive Plan, in particular the policy regarding the Height of Buildings Act of 1910. The building is approximately 58 feet, which is less than the 70-foot building height allowed under the Act. The penthouse is also set back at a 1:1 ratio from all sides of the roof. There are no other identified federal interests.



Figure 1: Perspective Rendering of Project facing Eads Street, NE looking toward the east

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Pursuant to delegations of authority adopted by the Commission on October 3, 1996 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 5017, Lots 839, 840, 841, and 842, and a portion of the public alley abutting lots 839 (3443 Benning, LLC), located at 3450 Eads 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 interests.

// Original Signed//

August 31, 2017

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Marcel Acosta  
Executive Director

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Date