



## Delegated Action of the Executive Director

---

<b>PROJECT</b> <b>Zoning Map Amendment at Square 560, Lot 853 – 251 Massachusetts Avenue, LLC</b> 251 H Street, NW Washington, DC	<b>NCPC FILE NUMBER</b> ZC 17-16
<b>SUBMITTED BY</b> Zoning Commission of the District of Columbia	<b>NCPC MAP FILE NUMBER</b> 31.20(06.00)44746
	<b>ACTION TAKEN</b> Approval of report to the Zoning Commission of the District of Columbia
	<b>REVIEW AUTHORITY</b> Advisory Per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

---

The Zoning Commission has referred an application for a proposed change in zoning (D-6 to D-4) for Square 560, Lot 853, with a street address of 251 H Street, NW, for review and comment. The property is situated in the southern portion of Square 560 - a rectangular-shaped block bounded by 2<sup>nd</sup>, 3<sup>rd</sup>, H and K Streets, NW in Ward 6. The re-zoning will facilitate a planned expansion of the existing office building on adjacent Lot 852 at 251 H Street to meet anticipated growth of the existing building occupant.

The District Office of Planning's Preliminary Report concluded that the proposed map amendment would not be inconsistent with the Comprehensive Plan's Generalized Policy Map, Generalized Land Use Map, Framework Element, Citywide Element, or Area Element. The report noted no issues that required additional consideration, and the Zoning Commission raised no concerns at the public meeting. Both zones have a 90-foot maximum height. The D-4 zone, however, allows for a greater 6.5 maximum non-residential Floor-to-Area ratio (FAR) compared to the D-6 zone (allowing a 2.0 FAR); a slightly greater residential use ratio; and a slightly greater bonus FAR of up to 7.8 for inclusionary zoning.

H Street has a right-of-way of 90 feet in this area of the city, which would allow a maximum building height of 120 feet under the Height of Buildings Act of 1910. The height limit of 90 feet in the D-4 zone is well within this allowable height. Therefore, the proposed zoning map amendment would not be inconsistent with the 2016 Comprehensive Plan for the National Capital, nor would it adversely affect any other federal interests.

\*

\*

\*

---

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 Zoning Map amendment for the property located on Square 560, Lot 853 (251 Massachusetts Avenue, LLC), with a street address of 251 H Street, NW, from D-6 to D-4, would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

// Original Signed //

April 27, 2018

---

Marcel Acosta  
Executive Director

---

Date