

# COMMISSION ACTION



NCPC File No. Z.C. 94-01A

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## AMENDMENT TO APPROVED PLANNED UNIT DEVELOPMENT

1331 L Street NW, Square 247  
Washington, D.C.

Submitted by the Zoning Commission of the District of Columbia

July 6, 2006

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### *Commission Action Requested by Applicant*

Approval of report to the Zoning Commission of the District of Columbia, pursuant to 40 U.S.C. §8724(a) and D.C. Code §2-1006(a).

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### *Commission Action*

The Commission:

**Advises** that according to NCPC's interpretation of the Height of Building Act of 1910, the horizontal metal canopy element is in conflict with Section 5 of the Act, which authorizes vertical elements such as "spires, towers, domes, minarets, pinnacles" in excess of the allowable building height; and that the glass guardrail at the edge of the roof is the functional equivalent of a parapet for the purposes of Section 7 of the Act, which states that "no parapet walls shall extend above the limit of height,"

**Recommends** that the Zoning Commission exercise its discretion to require the applicant to modify the design to eliminate the canopy and guardrail, or set back these elements from the exterior walls to distances equal to their respective heights above the adjacent roof.

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Deborah B. Young  
Secretary to the National Capital Planning Commission