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GEORGE R KEYS JR +
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OF COUNSEL
HAROLD E JORDAN

January 19, 2010

HAND-DELIVERED

Marc D Loud, Chairman
District of Columbia Board of Zoning Adjustment
441 4th Street, N W - Room 210 South
Washington, D C 20001

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17964
EXHIBIT NO. 58

Re: BZA Application No 17964 - Application of Emory United Methodist Church

Dear Mr Loud.

This firm represents Emory United Methodist Church (the "Applicant") in connection with its application for variance and special exception relief in order to construct a mixed use project at 6100-6120 Georgia Avenue, N W in the C-2-A Zone District At the conclusion of the public hearing on December 15, 2009, the Board left the record open for the Applicant to submit any changed plans based upon further discussions with the National Park Service ("NPS")¹

On December 30, 2009, the Applicant met with Acting Superintendent Cindy Cox and Park Ranger Nick Bartholomew and presented a revised rendering of the rear facade of the proposed building, responding to the NPS's sensitivity to the visual impact of the northwest corner of building on the adjacent parapets of Fort Stevens As had been suggested at the hearing, the Applicant's architect "softened" the corner of the building by making it more transparent with the addition of more glass, similar to the treatment of the Georgia Avenue facade of the residential building, which can be seen on drawings A2-0, A2-1A and A2-2A of the Applicant's submission. At this meeting, the Applicant's representatives explained the procedural posture of the case and the need to submit any adjustments to the filed application by January 19, 2010

¹See Public Hearing Transcript at pp 466 and 470-471 for statements of Board Members Moldenhauer and Dettman, respectively, anticipating and encouraging such discussion

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Unfortunately, NPS did not respond until Thursday, January 14, 2010 and requested a meeting with the Applicant on Friday, January 15, 2010. At that meeting, NPS put forward a suggested re-design of the residential wing of the proposed building that poses complex architectural, structural and financial challenges. Nonetheless, the Applicant remains willing to study and seriously consider the implications of re-design, but cannot realistically formulate a final response in the little time available before the January 19, 2010 deadline.

Accordingly, the Applicant requests additional time before the Board meets to decide the application in order to determine whether or not re-design in the direction suggested by NPS is feasible. The Applicant believes that if the Board could delay its decision until February 23, 2010, there would be adequate time to review the redesign and inform the Board of the outcome at least one week prior to the decision date. In support of this request for additional time, it may be helpful for the Board to understand the scope of what has been proposed by NPS.

1 Setback of the Residential Building NPS proposes that the Applicant 20-foot setback from the property line a portion of the residential building. The length of the setback would be approximately 60- 70 feet, running from the northwest corner and affecting about one-half of the rear elevation of the residential building. Since the proposed building cannot be further extended toward Georgia Avenue, the setback would result in the loss of at least eight (8) apartment units. Such a setback would also affect the Intermediate Garage Level which is partially above-grade at the rear elevation of the proposed building. This would entail a reduction of parking spaces, affect the circulation within the garage and require the relocation of the Electrical/Meter Room.

2 Reduction in Building Height at Northwest Corner In addition to the setback at grade, NPS wants the Applicant to tier the rear elevation of the building above the third floor level by pulling the fourth floor above the setback area by a distance equal to the depth of the setback. Again, the net effect is the loss of several apartment units on the fourth floor.

3 Planting of Mature Trees in the Setback Area NPS wants the Applicant to plant mature trees in the setback area in order to screen the mass of the building from the nearest parapets of Fort Stevens.

4 Additional Building Height To make up for the loss of FAR and apartment unit count resulting from the building setback and tiering above the third floor level, NPS would have no objection to additional building height to allow for a partial floor which may allow the Applicant to recover the apartment units lost on the lower

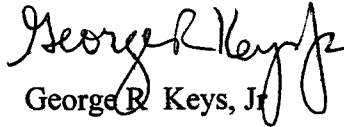
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levels An additional floor adds a further element of zoning relief to the application, adding as much as an additional ten feet (10') to the variance for building height A new partial fifth floor could be setback from the Georgia Avenue frontage which would minimize the appearance of additional height from the street level. The introduction of a new partial floor raises other critical problems: the addition of a new floor will require a departure from "stick-built" construction which will necessarily mean more expensive construction methods, the partial fifth floor also presents a challenge of providing a second means of egress since the additional floor does not meet the corridor and stairway system of the lower floors

Alternatively, if the Board is not willing to extend the time for the Applicant to evaluate the NPS proposal, the Applicant is prepared to submit the revised building elevation(s) presented to NPS on December 30, 2009, with the "softened corner" as the basis on which it is willing to proceed with the Application and asks the Board to take the revision into account as it makes its decision in this case on January 26, 2010 Copies of the proffered renderings are attached to this letter

Very truly yours,


George R. Keys, Jr

Attachments

cc: Karina Ricks, DDOT
Karen Thomas, OP
Hazel Broadnax
Sean Pichon, AIA



THE BEACON CENTER

01 ELEVATION - OLD PINEY BRANCH ROAD
A2-3A SCALE: 1" = 20'-0"

A2-3A

P&A
P&A ARCHITECTS, PLLC
1817 M Street, NW Washington, DC 20036
Architects, PLLC

DECEMBER 21, 2009



THE BEACON CENTER

01 RENDERED ELEVATION - RITTENHOUSE
A2-4A SCALE: 1" = 20'-0"

A2-4A



PGN ARCHITECTS, PLLC
1817 M Street, NW Washington, DC 20036

DECEMBER 21, 2009



