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February 16, 2010

VIA E-MAIL TRANSMISSION

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

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 its January 26, 2010 meeting, the board agreed to defer its decision in this application to allow time for the Applicant to evaluate and respond to the project revisions suggested by the National Park Service ("NPS") on January 15, 2010. As the Applicant indicated in its January 19, 2010 letter to the Board, the NPS suggestions presented complex architectural, structural and financial challenges. The Applicant has consulted with its architect, PGN Architects, and its general contractor, Bozzuto Construction Company, and has concluded that the NPS suggestions are financially out of reach.

The cumulative effect of the NPS desire for a 20-foot setback of the residential building and a reduction of height in the northwest corner is a significant reduction in the program space of the building, which in this case are the senior housing units which are the major income-producing elements of the project and a key to overall project financing. Realizing the seriousness of the impact on program space, NPS made the further suggestion that the FAR lost by the setback and height reduction could be regained by the addition of an additional partial 5th floor. To evaluate the NPS concept, the Applicant's architect prepared design drawings for each of the floors of the senior building with new unit layouts. These drawings were, in turn, reviewed by the general contractor for cost estimation.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17964

EXHIBIT NO. 62

Board of Zoning Adjustment
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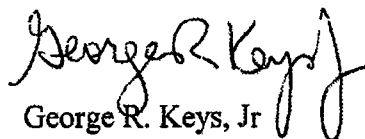
Setting aside the question of whether such additional variance relief (building height and FAR) could be justified under Section 3103.2, the issue of building an additional floor carries with it a fundamental construction constraint. As designed, the project could be built using wood frame construction. Under local building codes, the additional floor would require a more expensive structural system. The Applicant's general contractor has estimated that such a revision would cost approximately \$1 million in construction costs.

The Applicant's plans envisioned sixty-seven (67) senior housing units. With the building setback and height reduction in the northwest corner, the Applicant will lose a total of seventeen (17) apartment units on the four affected floors. By adding the partial floor, the Applicant can recover only eight (8) of the units, leaving a deficit of nine (9) units. The deficit in apartment units leads directly to a loss of project income and a reduction in the financing capacity of the project. By adding together the additional construction costs and the income and financing impact of fewer units, the NPS suggested program puts a gap in project financing of \$1,998,276. The Applicant simply has no way of making up that shortfall in financing.

The Applicant revised its architectural plans in its January 19, 2010 submission to the Board, proposing to make the northwest corner of the building more transparent by utilizing more glass, similar to the treatment given the Georgia Avenue facade of the building. While we anticipate a \$200,000 impact in additional construction costs from this change in design, the Applicant is reasonably confident of its ability to effect cost savings in other aspects of the project to cover this additional cost.

The Applicant has attempted in good faith to engage NPS and to seriously consider its suggestions, however, the Applicant simply has no practical answer for a proposal that leaves a \$2 million hole in project financing. Accordingly, we ask that the Board evaluate the application based upon the submitted plans, as revised by the revised elevations filed on January 19, 2010.

Very truly yours,


George R. Keys, Jr.

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