

**Board of Zoning Adjustment Case No. 18227
Corcoran Gallery of Art Office Addition
1700 New York Avenue, NW**

**Outline of Testimony
Steven E. Sher, Land Planner**

- I. Introduction
- II. Experience and Expertise
- III. Zoning
- IV. Analysis of Requested Area Variances
 - A. Standards
 - B. Satisfaction of Standard for FAR Variance (§ 531.1)
 - C. Satisfaction of Standard for Parking Variance (§ 2101.1)
- V. Analysis of Requested Special Exceptions
 - A. Satisfaction of Special Exception Standards for Office in SP District (§ 508)
 - B. Satisfaction of Special Exception Standards for Roof Structures (§ 411)
- VI. Consistency with the Comprehensive Plan
- VII. Conclusions

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PROFESSIONAL QUALIFICATIONS

STEVEN EDWARD SHER
DIRECTOR OF ZONING AND LAND USE SERVICES
HOLLAND & KNIGHT, LLP

EDUCATION:

Brooklyn College of the City University of New York, 1969, Bachelor of Arts
(Urban Studies and Political Science)

Cornell University, 1971, Master of Regional Planning

PROFESSIONAL EXPERIENCE:

Director of Zoning and Land Use Services, Holland & Knight, LLP
2000 - present

Director of Zoning Services, Wilkes, Artis, Hedrick & Lane, Chartered
1985 - 2000

Executive Director, Zoning Secretariat, District of Columbia
1977 - 1985

Deputy Director, Zoning Division, Municipal Planning Office, District of
Columbia
1975 - 1977

Acting Secretary to the Board of Zoning Adjustment, District of Columbia
1976

Urban Planner, D.C. Zoning Commission, D.C. Office of Planning and
Management, D.C. Municipal Planning Office
1972 - 1975

Renewal Coordinator, District of Columbia Zoning Commission
1972 - 1973

Acting Secretary to the District of Columbia Zoning Commission
1972

Project Planner, District of Columbia Zoning Commission
1971 - 1972

Planning Intern, Frederick P. Clark Associates, Planning and Development
Consultants
1970

Research Intern, Brooklyn Linear City Development Corporation
1969

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APPEARED AS EXPERT WITNESS:

District of Columbia Zoning Commission
District of Columbia Board of Zoning Adjustment
District of Columbia Historic Preservation Review Board
District of Columbia Mayor's Agent for D.C. Law 2-144
Zoning Hearing Examiner, Montgomery County, Maryland
Montgomery County (Maryland) Planning Board
U.S. Bankruptcy Court for the District of Columbia
Superior Court of the District of Columbia

AREAS OF INTEREST AND/OR SPECIALIZATION:

Land use planning
Zoning, subdivision and other control of land use
Urban design
Urban transportation planning

ORGANIZATIONS:

American Planning Association (1971-present)
Greater Washington Board of Trade (1986-2000)
 Planning and Development Committee (Vice-Chairman for Zoning and
 Regulatory Affairs) (1987-8)
 Community Development Bureau Steering Committee (1987-9)
 PUD Task Force (Chairman) (1987)
 Comprehensive Plan Task Force (1987-8)
 Downtown Revitalization Committee Housing Team (1988)
Mayor's Commission on Downtown Housing (1988-89)
Downtown Partnership Downtown Development District Task Force
 (1989-90)
Lambda Alpha (honorary land economics society) (1990-present)
Metropolitan Washington Council of Governments Metropolitan Development
 Citizens Advisory Committee (1997-2004)
District of Columbia Comprehensive Plan Assessment Task Force (2002-
 2003)
District of Columbia Comprehensive Plan Revision Task Force (2004-2006)
District of Columbia Zoning Advisory Committee (2003-2008)
District of Columbia Zoning Review Task Force (2007-present)

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LECTURES/SEMINAR PRESENTATIONS:

District of Columbia Association of Realtors
District of Columbia Building Industry Association
D.C. Bar/Georgetown University Law School Continuing Legal Education
Capitol Hill Realtors
American University Real Estate Alumni
District of Columbia Apartment and Office Building Association