

February 17, 2012

District of Columbia Office of Zoning
441 4th Street NW, Suite 200-S
Washington, DC 20001

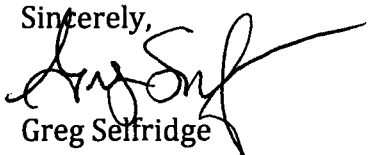
RE: 717 8th Street SE

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As the Managing Member of Barracks Row Venture, LLC, the owner of 717 8th Street SE, we propose an addition to the existing building that requires relief be granted by the Board of Zoning Adjustment. The proposed addition seeks two variances; 1) a variance from 2120.3 to waive the requirement to provide additional parking as a result of an increase in intensity of use in a historic resource where the gross floor area is being increased by 50% or more, 2) a variance from 774.1 requiring in a C-2-A a minimum rear yard depth of 15' as measured by 774.7.

- 1) The unique narrowness of this project prohibits the inclusion of the two required parking spaces. The rear alley and access will be used for loading and unloading and trash storage. The plan is to have the trash behind the gates on the property line, which is the preferred method of trash storage and disposal by the neighborhood. This property is also affected by the exceptional situation whereas the Historical Preservation Review Board explicitly requested and that the project not have a rear yard setback to avoid the appearance of a tiered stacking of the levels of the project.
- 2) Granting the application will not be of substantial detriment to the public good. The portions of the proposed addition to the rear yard setback will be a brick or similar enclosure, which will conceal rear egress stairs, facilitate loading and unloading and allow for appropriate trash storage. This property is located directly on the Circulator bus line, Metro bus line and is within in three blocks of the Eastern Market Metro. Additionally, it is within one-mile of both the Navy Yard and Potomac Avenue Metro Stations and there are numerous Capitol Bikeshare Stations within close proximity of the property, mitigating the need for parking.
- 3) Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map. This property is in the CHC overlay district, which was established to further the development of functional, efficient and attractive commercial districts on Capitol Hill. Among its goals are to locate more intensive and active uses in the appropriate areas of Capitol Hill while stabilizing and improving commercial areas of Capitol Hill. The overlay seeks to encourage adaptive reuse of buildings.

Sincerely,


Greg Selfridge
Managing Member
Barracks Row Venture, LLC

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18364

EXHIBIT NO. 5

Board of Zoning Adjustment
District of Columbia
CASE NO. 18364
EXHIBIT NO. 5