

Nero, Richard (DCOZ)

From: chris.collins@hklaw.com
Sent: Tuesday, June 04, 2013 4:34 PM
To: DCOZ - BZA Submissions (DCOZ)
Cc: Mordfin, Stephen (OP), anc2f@starpower.net
Subject: FW: 1728 14th Street, NW (BZA Order No 18453)--Revisions to cellar plan and parking calculations

From: LeGrant, Matt (DCRA) [mailto:matt.legrant@dc.gov]
Sent: Tuesday, June 04, 2013 4:28 PM
To: Collins, Christopher H (WAS - X77841)
Subject: RE: 1728 14th Street, NW (BZA Order No 18453)--Revisions to cellar plan and parking calculations

Chris Collins:

I have determined that the modification described below could not be administratively approved by my office, but instead would be appropriate for submission to the BZA as a minor modification of plans. Please let me know if you have any further questions.

Best Regards,

Matthew Le Grant

Zoning Administrator
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Government of the District of Columbia
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Washington, DC 20024
Phone 202 442-4652
FAX 202 442-4871
Email: matt.legrant@dc.gov
Web: <http://dcra.dc.gov/DC/DCRA/Permits/Certificates+of+Occupancy+and+Zoning>

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D.C. OFFICE OF ZONING
2013 JUN -5 AM 9:40

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18453
EXHIBIT NO. 43

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From: chris.collins@hklaw.com [mailto:chris.collins@hklaw.com]

Sent: Monday, May 13, 2013 5:10 PM

To: LeGrant, Matt (DCRA)

Subject: 1728 14th Street, NW (BZA Order No. 18453)--Revisions to cellar plan and parking calculations

Dear Matt--The purpose of this memo is to confirm our discussion of May 6, 2013 regarding this project. The BZA Order in this case is attached. Also attached are three sheets showing the square footage calculations for the building and the parking and loading requirements, as well as the BZA-approved cellar plan and a proposed revised cellar plan. Specifically, the BZA approved three alternate building plans, with corresponding numbers in the amount of the parking and loading variance required in each instance. The owner now wishes to reconfigure the cellar footprint, which will slightly increase the size of the cellar by 108 sq. ft. (from 1992 sq. ft. to 2100 sq. ft.). It was recently discovered that, due to a misunderstanding, the parking calculations for the three alternate building plans submitted to the BZA did not include the cellar floor area which is totally devoted to the utility/storage room, the electric room, the water room, the bike storage room, plus stairs and elevator (all of which should have been included).

The cellar area will only be used for tenant storage and building utility operations. The cellar is not designed to be used for retail sales space or office space. The ceiling height in the cellar will be lower than that of floors 1-4. Unlike floors 1-4, there will be only one stairway for access to the cellar. The HVAC system serving the cellar will be typical for use with utility and storage spaces, which is different from the system to be used for the retail and office uses on floors 1-4. As such, the cellar floor area will not generate any actual demand for parking. However, these areas are not listed in the areas to be excluded from the parking calculations in the parking rules of interpretation.

In each of the three alternate building plans, the inclusion of the new cellar plans will result in an actual zoning requirement of only one more parking space for the BZA-approved Scheme 1 plan (due to the retail parking requirement changing from 15.4 spaces to 15.7 spaces), and no additional parking spaces for the BZA-approved Schemes 2 and 3. However, due to the calculation errors mentioned above, the revised cellar plans with the proper parking calculations will result in a requirement of five to six more parking spaces than what is shown in the parking calculations for each of the three alternate building plans that were submitted to the BZA. There is no impact on any of the loading calculations from this change.

In our meeting, you determined that this modification could not be administratively approved by your office, but instead would be appropriate for submission to the BZA as a minor modification of plans. Please confirm my understanding of our conversation by return email. Thank you.

Chris

Christopher H. Collins, LEED AP | Holland & Knight

Partner

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