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January 15, 2013

Lloyd Jordan, Chairperson  
D.C. Board of Zoning Adjustment  
Office of Zoning  
441 4<sup>th</sup> Street, NW, Suite 200 South  
Washington, DC 20001

**BOARD OF ZONING ADJUSTMENT**  
District of Columbia

CASE NO. 18493

EXHIBIT NO. 24

Re: Case No. 18493: Application for Variance Relief for Property Located 1800 Eye Street, NW (Square 105, Lot 847)

Dear Chairperson Jordan:

Enclosed herein are supplemental materials in support of the above-referenced application. The Applicant is seeking an area variance for an additional 3,074 square feet of gross floor area on an existing office building at 1800 I Street, NW. Included herein are the following materials:

- Additional information regarding the practical difficulty in complying with the Zoning Regulations (below); and
- Proposed testimony and expert resume (Exhibit A).

*Practical Difficulty*

The Applicant is requesting a FAR variance to facilitate the replacement of all the building systems and core elements in order to fix non-code compliant building, fire/life-safety and ADA accessibility issues. A key feature of the proposal entails relocating and consolidating the core elements to the perimeter of the building, which requires the infill of the rear courtyard. Under Applicant's plan, this non-compliant courtyard would be replaced by new code compliant fire stairs and elevators that would offer direct fire/life-safety egress to 18<sup>th</sup> Street. Beyond improving life/safety, the other advantage to relocating the core is how it improves the efficiency and functionality of the floorplans. Programming requirements under current building codes enlarge the effective footprint of the core elements by 55%, a material amount of space given the building's small, irregularly shaped floors. This increase, when added together with necessary circulation for fire egress and restroom access would result in a 30.3% core area or more than twice that of a typical office building. Moreover, the resulting shallow perimeter to core depth of

24 feet, would make it infeasible for modern tenant office design. Taken together, these code constraints impose significant limitations on re-planning the existing Property for Class A office and retail use. Applicant's plan arranges the core elements along the perimeter of the rear courtyard, which creates an efficient core layout and provides a more open, functional floor plan for both office and retail use. It does, however, require increasing the footprint of the existing building and an increase in density beyond what is otherwise permitted.

The building is a part of a larger record lot so while the FAR of the project is increasing from 6.73 to 7.61, it is increasing the FAR of the record lot from 10.0 to 10.05. There is currently 720,122 square feet of development on the record lot and the addition will increase the density to 723,196 square feet. The Applicant is not proposing any changes to the site circulation, including vehicular and bicycle parking or loading. Further, the parking and loading requirements for the addition are satisfied by the existing development on the record lot.

*Conclusion*

The Applicant looks forward to presenting this application at the public hearing on January 29, 2013.

Sincerely,



Allison C. Prince



Christine A. Roddy

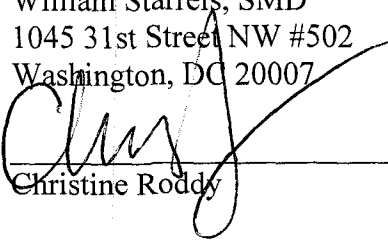
I hereby certify that a copy of this application was sent to the following addresses on January 15, 2013:

Steve Cochran  
Office of Planning  
1100 4<sup>th</sup> Street, SW  
Suite E-650  
Washington, DC 20024

Bryon White  
District Department of Transportation  
55 M Street, SE  
Suite 400  
Washington, DC 20003

ANC 2E  
3265 S Street, NW  
Washington, DC 20007

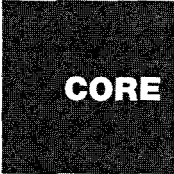
William Starrels, SMD  
1045 31st Street NW #502  
Washington, DC 20007



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Christine Roddy





**CORE**



**Dale A. Stewart, AIA**  
**Managing Principal**

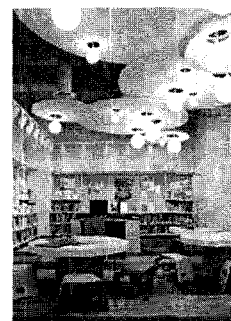
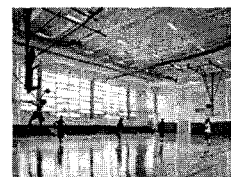
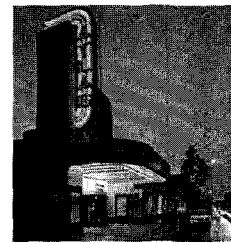
**Profile**

A founding principal of Core Group, PC, Dale is a registered architect with more than thirty-five years of experience in the greater DC metropolitan area. He possesses extensive design and management experience in master planning, base building architecture, building renovation and adaptive reuse. As the Managing Principal of CORE, Dale is responsible for individual projects, firm management, design documentation and construction quality control.

At CORE, Dale is an active participant in community relations when a project requires community presentations and involvement. He has successfully navigated local design review boards and community special interest groups to achieve formal passage of programming and architectural design. He is active in the entire project from start to finish including the construction documentation phases to assure that life safety and jurisdictional codes have been addressed.

**Relevant Experience**

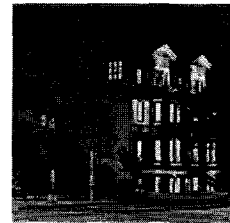
- DC Public Library - Mt Pleasant Branch Library – 22,000 sf renovation of historic library and addition, Washington, DC
- DC Public Library - Georgetown Interim Library – renovation, build out, Washington, DC
- DC Public Library Branches – 4,500 sf, 4 storefronts, Washington, DC
- DC Public Library - West End Branch– 20,000 sf library design within new signature design base building, Washington, DC
- Atlas Performing Arts Center – 58,000sf adaptive reuse, state of the art center, Washington, DC
- Eckington Place - 250,000 sf 1930's printing plant conversion to telecom and high tech use, Washington, DC
- Dean & DeLuca Markethouse – 10,000 sf adaptive reuse / specialty retail in a historic structure, Washington, DC
- Catholic Charities – 30,000 sf renovation / historical structure, Washington, DC
- National Minority AIDS Council – 19,000 sf national service organization headquarters, Washington, DC
- Florida Avenue Market Small Area Comprehensive Plan - 43 acre site with historic structure, master plan density and use plan for Office of Planning, Washington, DC
- Rosedale Community Center - 22,000 sf new LEED certified building with landscape improvements, Washington, DC
- Riggs LaSalle Community Center - 17,000 sf new LEED Gold building, Washington, DC
- 611 N Street, NW - 30,000 sf transitional and permanent housing, designed LEED Silver, Washington, DC



Dale A. Stewart, AIA

(continued)

- Randall School SW – 600,000 sf feasibility and planning study, Washington, DC
- USDA Graduate School – 90,000 sf offices interiors with monumental stair addition, Washington, DC
- One Judiciary Square – 20,000 sf redevelopment of ground floor retail for DC government, Washington, DC
- Harry's Tap Room- Hershey Entertainment – 8,000 sf prototype restaurant building, Hershey, PA
- Moderno – 30,000 sf upscale mixed use condominium, Washington, DC
- Parcel 34 – 55,000 sf feasibility study/ master planning, mixed use residential project, Washington, DC
- Mie-N-Yu – new restaurant in a historic Georgetown building, Washington, DC
- 1250 U Street – 4 story mixed-use office and retail project above a Metro site, Washington, DC
- Flashpoint Arts Incubator / CuDC – 12,000 sf mixed-use office and arts center project, Washington, DC
- Stewart Residence – new 3,700 sf arts & crafts style multi-level single family home, Silver Spring, MD
- Typhoon Brewery – 12,000 sf row house conversion into brewery / restaurant, NYC
- Dash-In – 5,000 sf prototype development for convenience store / multiple locations, DE
- Dean & DeLuca Warner Theatre – 2,000 sf sub grade retail space build out, Washington, DC
- Sprint PCS – prototype development for more than 300 stores, nationwide
- FUSEBOX Gallery – 2,000 sf fine arts gallery space, Washington, DC



#### Certification

**E** Bachelor of Architecture  
University of Maryland

Continuing Education  
Harvard University

**R** VA, MD, DC, OH, NY, PA, FL, NJ, DE, NC, KY, NH

**C** NCARB Certified

**A** Member, American Institute of Architects  
Board Member, Washington Architectural Foundation

**EXHIBIT A**  
**OUTLINE OF TESTIMONY OF STEVE MULLER**

- I. Description of Property
  - A. C-4
  - B. Downtown office building district
  - C. Existing building
- II. Satisfaction of Variance Standard
  - A. Uniqueness
  - B. Need for Renovations
  - C. No detrimental effect on neighboring properties
- III. Conclusion

**EXHIBIT A**  
**OUTLINE OF TESTIMONY OF DALE STEWART**

- I. Description of Property
- II. Overview of Renovations
- III. Practical Difficulty in Complying with FAR Restrictions
- IV. Conclusion