

February 24, 2014

Mr. Lloyd Jordan, Chair
Board of Zoning Adjustment
c/o Office of Zoning
441 4th Street NW, Suite 210S
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2014 FEB 25 PM 4:42

Re: BZA Case No. 18723: The Logic: 10th and V Streets, NW

Dear Chairman Jordan and Members of the Board,

Enclosed please find Pre-Hearing documents in support of the above referenced application for three area variances to allow the construction of a mixed-use residential project in the Arts/C-2-B District at 10th and V Streets, NW, including the following:

1. Updated Burden of Proof Statement
2. Revised architectural plans, elevations, and renderings
3. Neighborhood context panoramas
4. Resume of Suman Sorg, FAIA
5. Letters of support

Please contact us if you require any additional information or we can answer any questions.
Thank you for your consideration.

Sincerely,

Suman Sorg, owner
2101 Morning Bright LLC

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18723
EXHIBIT NO. 35

**Before the District of Columbia
Board of Zoning Adjustment**

Application of 2101 Morning Bright LLC
2105 10th Street, NW
(Square 358, Lots 5, 6, 802)

Pre-Hearing Statement

I. Nature of Relief Sought

This is an application by 2101 Morning Bright LLC (the “Applicant”) for variance relief pursuant to Section 3101 and special exception relief pursuant to Section 3014 of the Zoning Regulations to allow the construction of a mixed-use residential project at 10th and V Streets, NW (Square 358, Lots 5, 6, and 802) (the “Property”). The project will consist of one level of underground parking, with 6 floors of residential units above, including a retail space on the ground floor. The specific requests are for a variance from the lot occupancy requirements, from the rear yard requirements, and from the location of required parking spaces, and a special exception for relief from the roof structure setback requirements set forth in the Zoning Regulations at 11 DCMR §772.1, §774.1, §2116.12, and §770.6 respectively. The property is zoned Arts/C-2-B and has 9,553 square feet of land area.

Variance relief sought:

1. Lot Occupancy (772.1) – The residential portion of the property may not occupy more than 80% of the lot. Here, due to the location of an existing individually listed historic landmark building that must be retained, the Applicant proposes a residential project that occupies 90% of the lot.

2. Rear Yard (774.1) – Structures must include a rear yard of not less than 15 feet. Here, given the existing conditions of zero rear yard, due to the location of an existing historic building that must be retained, the Applicant proposes a residential project that maintains the nonconformity and provides zero feet in the rear yard.

3. Location of Parking Spaces (2116.12) – Parking spaces provided within a structure shall be located at least 20 feet from all lot lines that abut public streets, unless the ceilings of all parking levels are at or below grade. Here, given extremely poor soil conditions and precarious foundations of two attached buildings, including an historic landmark structure, combined with a constrained site, the Applicant proposes to construct one level of required parking at the property lines that extends above the grade of adjacent sidewalks by 4 feet.

Special Exception relief sought:

4. Roof Structures (770.6) – Housing for mechanical equipment or a stairway or elevator penthouse shall be set back from all exterior walls at a distance at least equal to its height above the roof upon which it is located. In this case, the stair tower serving the new construction portion of the project is set back from the exterior of the property to a significant degree, but not from the walls of the addition a distance at least equal to its height.

II. Jurisdiction of the Board of Zoning Adjustment

The Board of Zoning Adjustment has jurisdiction to grant the relief requested pursuant to §3103 of the Zoning Regulations.

III. Site, Surrounding Area and Existing Conditions

The site is a nearly square property located at the northeast corner of the intersection of 10th Street and V Street NW, in the U Street Corridor. Lot 802 is occupied by the First African New Church (the “Church”), an individually listed historic landmark structure with the address 2105 10th Street, NW. The remainder of the property is vacant.

The property is towards the eastern end of the U Street corridor, which has experienced significant new development and renovation of both commercial and residential buildings in the past 10 years. The immediate neighborhood is characterized by a mix of uses, including individual townhomes

and flats, larger new condominium and rental apartment buildings, small-scale office uses, booming retail and restaurant uses, and public facilities, across a mix of zone districts. The Arts/C-2-B zone district runs generally along U Street and includes blocks to the north and south of the main thoroughfare in some areas.

Within the immediate context of the project, the southern and eastern portions of the subject square are within the Arts/C-2-B zone classification. Within the square and to the east of the proposed project on V Street are an office use, a popular neighborhood restaurant and bar, an automobile repair shop, and row dwellings. The recently closed Garnett Patterson Middle School structure is located directly across V Street to the south of the property and occupies its entire city block. To the north of the project site on 10th street are a 16 unit condominium completed in 2007 and various row dwellings and flats. Across the alley that bisects the subject square are large apartment and condominium buildings that front on Vermont Avenue. Within one block of the proposed project are several multi-family buildings of similar or greater bulk and density, including the Lima (11th and V), the Beauregard (11th and V), the Rhapsody (Vermont Ave and V), and the Floridian (Vermont Ave and V).

The project is located in close proximity to multiple means of transportation. The U-Street/African American Civil War Memorial/Cardozo Metro station is located one block to the south, multiple bus lines run along U Street and Florida Avenue, car sharing spaces are abundant, and bike share stations are located within one block of the property.

The property is zoned Arts/C-2B. C-2-B is a medium-density, mixed-use zone that allows residential and mixed uses to a maximum height of 70 feet and has a base density of 3.5 FAR, of which commercial uses are limited to 1.5 FAR. The “Arts” designation, found in 11 DCMR Ch. 19, refers to the Mixed Use Uptown Arts overlay district, which modifies the base zoning to provide incentives for retail, arts, entertainment and residential uses along and in proximity to 14th Street, U Street and 7th Street, NW.

With the addition of density incentives adopted under the Inclusionary Zoning requirements, the maximum FAR allowable on the subject property is 5.0.

Since purchase of the property, the current owners have undertaken the stabilization and restoration of the historic Church. At the time of purchase, the building was in severe disrepair, with all windows broken or missing, crumbling brick and mortar, unsound interior structure, contamination from pigeons, and complete roof deterioration, among other significant issues. Since purchase of the property in 2006, the current owner, an expert in historic preservation herself, has undertaken stabilization and restoration projects totaling nearly \$500,000 in construction costs, to include: restoration and repair of all exterior facades, structural repairs, new slate roof, restoration of copper cornice, gutter and downspouts, entirely rebuilt interior structure, remediation of contamination, preservation of sanctuary stained glass window, and new windows throughout.

IV. The Project

The restored Church is planned to be converted into four condominium apartments, and six stories of new construction will be an addition to the landmark church. The Church has a building footprint of 1,740 SF and, with three floors and a mezzanine level, the structure contains a total of 4,655 sf of space.

The attached new apartment building will have a height of 70 feet and will accommodate 42,752 gsf of residential space for a total project of 47,407 gsf. This constitutes a 5.0 FAR on the site of 9,553 sf. The C-2-B district permits a maximum of 3.5 FAR, pursuant to §771.2, as base density. The inclusionary zoning regulations (§2604.1), which are applicable to this project, authorize an increase in density of twenty percent, which makes the allowable FAR 4.2. The ARTS Overlay District (11 DCMR 19) also authorizes bonus density for the provision of preferred uses. An additional 0.3 FAR of bonus density is allowed under §1904.2, where specified uses listed under §1907 and §1908 are included at a specified ratio. As a project that includes at least 3.0 FAR devoted to residential use, this property is entitled to a

further bonus FAR of 0.5 (§1904.3). Thus, the total allowable FAR for this site is 5.0. A total of approximately 45 apartments are proposed for this project.

A total of 19 compact parking spaces are provided in the basement level of the project and at grade. Within the C-2-B zone district requirement of one space for every three apartments, the minimum requirement would be 15 spaces. As noted in describing the surrounding context of the property, the site is within 2 blocks of the U Street/African American Civil War Memorial Metro station and numerous other modes of public and shared transportation. As an urban infill development in an area with a Walk Score of 98 (“walker’s paradise”), the project is exemplary of Transit Oriented Development. However, the developer recognizes the importance of implementing Transportation Demand Management measures and will provide bike storage within the building for residents, and will post information in public areas that will assist and encourage residents to utilize public transportation.

This project is subject to Historic Preservation Review Board (“HPRB”) approval, due to the presence of the historic church on the property, and the Applicant is working closely with HPRB staff in advance of a hearing for concept design approval scheduled for March 6th, 2014. HPRB has granted concept design approval of a similar previous scheme of this restoration and new construction project. After these concept approvals were achieved, the country was plunged into the most serious recession in nearly a century, so the project was put on hold. BZA approvals, which were gained in 2005, and which contemplated a very similar project in terms of bulk and density, and the HPRB concept approvals that were obtained at the same time, have since lapsed and the market in this neighborhood has changed and strengthened. Thus the project has been reimagined for the current state of the Washington DC residential market and the years of ensuing development that has occurred in this vibrant neighborhood.

The proposed building complies with the majority of applicable zoning requirements, including:

- Building height – 70 ft. with IZ modifications;
- Floor Area Ratio – 5.0 with base zoning plus applicable incentives/requirements/bonuses;

- Side yards – none required or provided;
- Parking (number of spaces) – with waiver for historic building;
- Loading – none provided or required for building of less than 50 units;
- Open courts – complies with requirements.

The areas of requested variance relief are for the lot occupancy, from the rear yard setback and for the location of required parking spaces on the property. Special exception relief is request from the roof structure set back provisions. The rationale for the requested relief is set forth in the following sections.

V. Burden of Proof: Variance Relief

The provisions of §3103.2 require the Applicant to show a unique physical aspect or other extraordinary or exceptional condition of a specific piece of property that creates a practical difficulty. In addition, the provisions require that the relief requested can be granted without substantial detriment to the public good or impairment of the zone plan.

A. Exceptional Condition or Situation / Practical Difficulty. In this case, the property is unique because it contains a large existing building that has been determined to be an historic landmark and therefore may not be removed or altered, but must be incorporated into the development. The existing Church must be retained in its entirety and the proposed development will include the Church building in the overall design of the lot. Moreover, the property is a corner lot with two street frontages. The presence of the Church and the location of the lot on a corner does not lead to any difficulty with height requirements, but does lead to a practical difficulty in two areas: the rear yard and meeting the lot occupancy requirements.

The subsurface conditions of the property also pose a practical difficulty in the construction of this project without receiving zoning relief. Five geotechnical borings have been done on the site. The findings of these borings are that very collapsible, or silty, soil exists at the site, requiring a deep

foundation system in order achieve adequate bearing capacity to support the proposed new building. As a precaution, three additional test pits were dug in order to establish the depth of the 2 neighboring building foundations. It was determined that the neighboring building to the east, 923 V St, has a foundation extending only 18" below surface grade and the church foundation is approximately 6' below grade. The poor soil conditions exacerbate the condition of the foundation of the abutting buildings, impacting the Applicant's ability to comply with the requirements of 2116.12, which states that parking spaces must be located entirely below grade unless they are set back at least 20 feet from all property lines abutting public streets.

1. Lot Occupancy

The presence of the historic Church on the site and the applicant's requirement to incorporate it into the overall development and not demolish it directly affects the project's ability to comply with the lot occupancy requirements under §772.1. The location and configuration of the Church building create a practical difficulty in that its structure takes up a large amount of space and volume on the site, taking a large bite out of the available land area upon which the applicant can build. If the Church were not present, the applicant would have no problem accommodating the allowable density on the site as a matter of right. However, because of the location of the Church on the corner of the site, the open portion of the property is an odd L shape, creating an inefficient building layout for the new construction.

The configuration of the Church in relation to the area of land that it occupies is also extremely inefficient, causing a larger proportion of the allowable FAR to be taken up by the church for a yield of a very few units. The Church building occupies 18% of the lot but accommodates only 8% of the planned units, due to the space and volume it takes up. Conversely, the new building, as designed, occupies 72% of the lot and accommodates 88% of the residential units. The applicant is requesting a 10% increase in the lot occupancy beyond the 80% maximum, to 90%.

The project addresses Historic Preservation issues by reducing the massing of the new building on upper floors in order that they not compete with the steeple and architecture of the church.

Conforming to these requests by HPRB causes additional pressure on the ability to accommodate density on the property, where there would be none without the presence of the historic Church. It should also be noted that the Lot occupancy on higher floors is below the maximum of 80%.

In addition to putting pressure on the massing of the building, historic preservation considerations have led to the entrance of the new construction being located on V Street as opposed to 10th Street, as discussed in the next section regarding the rear yard setback. This leads to a more inefficient core and circulation within the building. These constraints, combined with the necessity to conform to lot occupancy requirements creates an unduly burdensome situation that leads to a building that has an inefficient core and circulation, awkward unit layouts at the rear of the building, the loss of approximately 10 parking spaces (triggering the need for further relief), and the loss of 12 units or nearly 30% of the units intended to be provided in the new construction.

The inefficiencies related to the location of the church cause the land area available for the new building to be strangely shaped and therefore the building to have an inefficient layout. In addition, the comparatively large volume and odd configuration of the church place downward pressure on the lot occupancy, requiring more units to be accommodated in the new structure. These two conditions, combined with the need to respect the historic structure by setting the new construction back from it and moving the residential entrance to V Street, make accommodating density, while still meeting the lot occupancy requirements on the site, practically difficult.

2. Rear Yard

The presence of the Church on the site also directly affects the ability to provide the 15-foot rear yard setback, required under §774.1. The entrance of the new portion of the building is placed on V Street so as not to compete with the historic entrance of the Church or with smaller scale properties that extend

to the north of the subject site. Additionally, it is less suitable for the entrance of the new portion of the project to be placed on 10th street because compliance with rear yard provisions in this instance would create a large, unsightly and potentially dangerous gap in the street wall on V Street at the eastern edge of the property, in an area that is characterized by densely constructed, predominantly attached structures.

The preferable preservation decision of placing the entrance on V Street creates the northern boundary of the site, bordering a 10-foot wide alley, as the rear yard. In that location, the Church faces 10th Street and its side wall is on the northern property line along the alley. Therefore, for the majority of this portion of the site, the existing Church occupies the entirety of the rear yard and, as stated above, cannot be moved. The new portion of the project will be set back 17 feet from the alley at the ground floor and 12 feet on the second floor and above, thus the project will encroach only 3 feet into the required rear yard on this portion of the property. The lack of a rear yard is, for the most part, a technicality created by V Street becoming the front of the larger project. The exceptional condition leading to a practical difficulty is that, as a designated historic landmark, the Church cannot be demolished and, therefore, there is no practical way to comply with the rear yard setback requirement.

Relief from the rear yard requirements was granted in a previous application for this property in which the bulk and density of the proposed project was very similar.

3. Location of Parking Spaces

Neither of the abutting buildings, the historic Church and the building on the neighboring property to the west, have basements. The precarious nature of underpinning the Church and the shallow foundation of the of the abutting building to the east on V Street, combined with extremely poor soil conditions, affects the ability of the Application to provide the required number of parking spaces, while still meeting the requirements of 2116.12, which indicates that parking spaces within a structure cannot be located at the property line unless the ceiling of the parking level is at or below grade. It would be impossible to set the parking level back from the property lines on 10th Street and V Street 20 feet, given

the constrained size of the property. This would lead to the provision of 0 parking spaces for the project, triggering another area of required relief.

These facts regarding the subsurface conditions of the property lead to a very difficult condition with regard to excavation of the site. The greater the depth of excavation, the more the historic Church is endangered by earth moving and underpinning. Therefore, in order to disturb as little soil as possible and to exercise caution in adding to the historic structure on the property, the Applicant is proposing to provide one level of parking that is partially submerged below grade and rises partially above grade. The garage level as designed would be 6 feet below grade and extend 4 feet above the grade of the adjacent public sidewalks. The proposed 6 foot depth of the garage on the subject parcel allows us to mitigate extensive underpinning and shoring by supporting 923 V St to the minimum extent necessary and eliminating the need for underpinning the heavier existing historic church structure, therefore reducing the risk of unwanted settlement or a collapse of either building during construction. The effect of this design decision raises the building on a landscaped “plinth” four feet above the sidewalk, a condition which is common to many of the row houses in the surrounding area, where one walks up four steps to the front door, and so is not uncharacteristic in the neighborhood. In addition, raising the main floor of the new building 4 feet above grade is in keeping with the design of the entry to the Church and, therefore, creates a more harmonious interplay between the historic and new structures.

The exceptional condition leading to a practical difficulty is that poor soil conditions, the danger associated with underpinning the historic building, and shallow foundations of an abutting building make it challenging to comply with the regulations governing the location of required parking spaces on the property that must be set back from the property line or submerged entirely below grade.

B. No Harm to Public Good or Zone Plan. The requested relief can be granted without harm to the public good and without threat to the zone plan. The granting of these variances will not have a detrimental impact on the immediate neighbors or the neighborhood because the project restores and

reuses an historic landmark as well as putting a vacant property into productive use and providing much-needed residential dwelling units for the city. With regard to the lot occupancy, allowing the project to occupy 90% of the lot, which represents a 10% increase from the maximum requirement of 80%, will allow the project to make use of available density but will not cause the project to impinge on neighboring properties based, in part, on the property's location on a corner lot. With regard to the rear yard variance, properties to the north are already distanced from the project by a 10-foot alley and the location of the church in the rear yard is an existing condition, while the proposed new construction will only encroach on the 15-foot requirement by 3 feet. With regard to the location of parking spaces on the property, allowing the parking level to be elevated above grade by 4 feet will not create a building that is out of character with its surroundings. On the contrary, this design feature is in keeping the vernacular of the classic Washington row home. Overall, the enlivening of this corner through the creation of this mixed-use, predominantly residential development, will have a positive effect on the neighborhood and will be a contribution to the community.

The zone plan will not be compromised because the project will include sufficient parking and because the site is in close proximity to several modes of public transport. The project is in keeping with the spirit of applicable regulations, including the Arts/C-2-B zone, the provision of affordable housing through IZ, and the provisions of the Historic Preservation Act. The project restores a historic landmark in conjunction with creating a compatible new construction project.

VI. Burden of Proof: Special Exception Relief

The provisions of 3104.1 requires the applicant to show that the granting the requested relief will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to adversely affect the use of neighboring property.

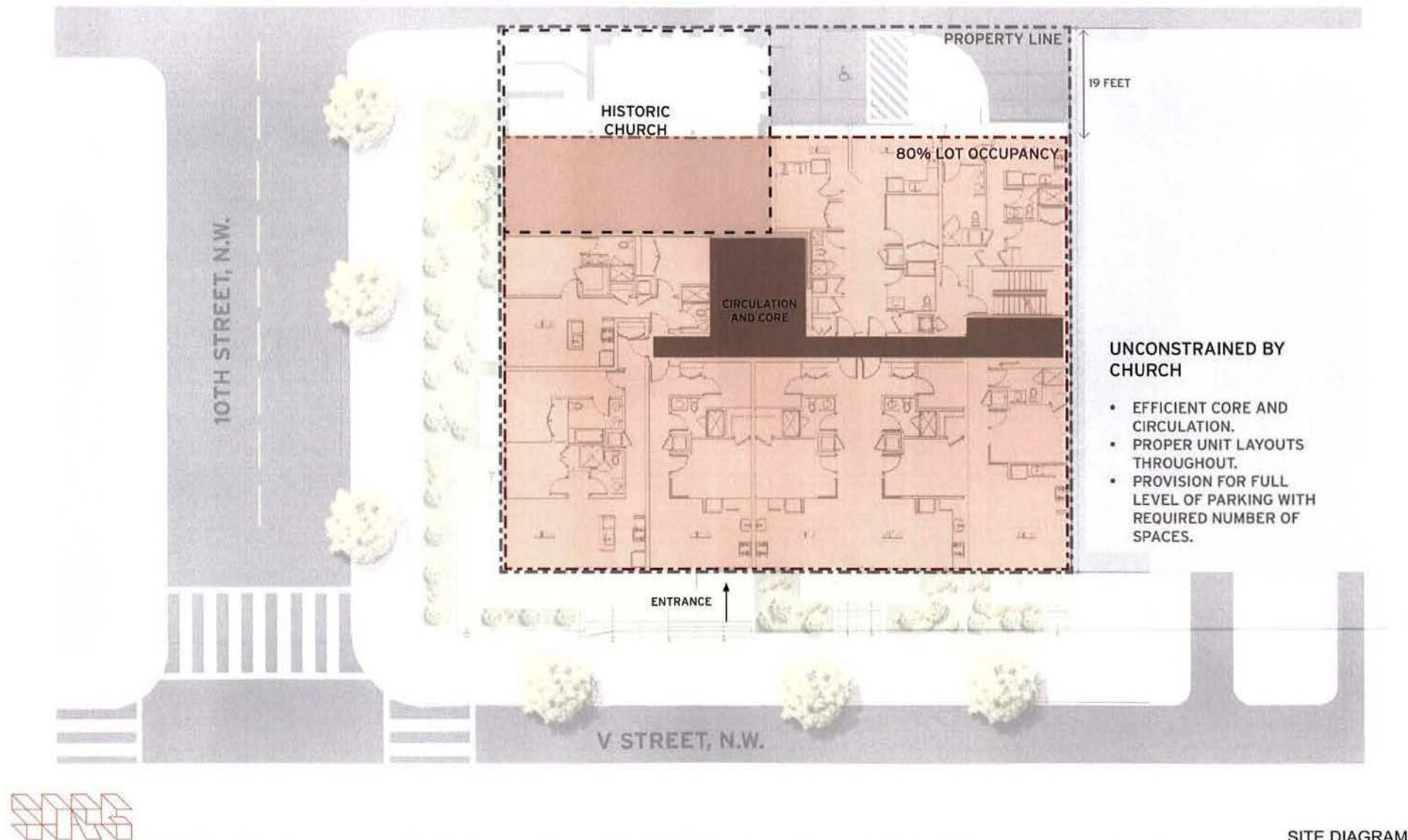
1. Roof Structures

The regulations under 770.6 require that housing for mechanical equipment or a stairway or elevator penthouse shall be set back from all exterior walls at a distance at least equal to its height above the roof upon which it is located. In this case, the stair tower serving the new construction portion of the project is set back from all exterior property lines to a significant degree, but is not set back from the walls of the new construction at a distance equal to its height. This condition is a result of the odd, L-shaped area upon which the new addition must be built, due to the location of the Church, and from the location of the residential and retail entrances on V Street. In order to create as efficient a core and circulation as possible, these elements have been shifted to the rear of the new construction, where the south east corner of the Church meets the new building. Therefore the stair tower on the roof, while located near the center of the property, is not set back from the wall of the new construction. In addition, its height, at 10.5 feet, is far less than the 18 feet allowed. This condition meets the spirit of the zoning regulations because the stair tower is invisible from the surrounding streets and, thus, will have no adverse effect on any surrounding properties and does not contravene the intent of the Zoning Regulations or Maps.

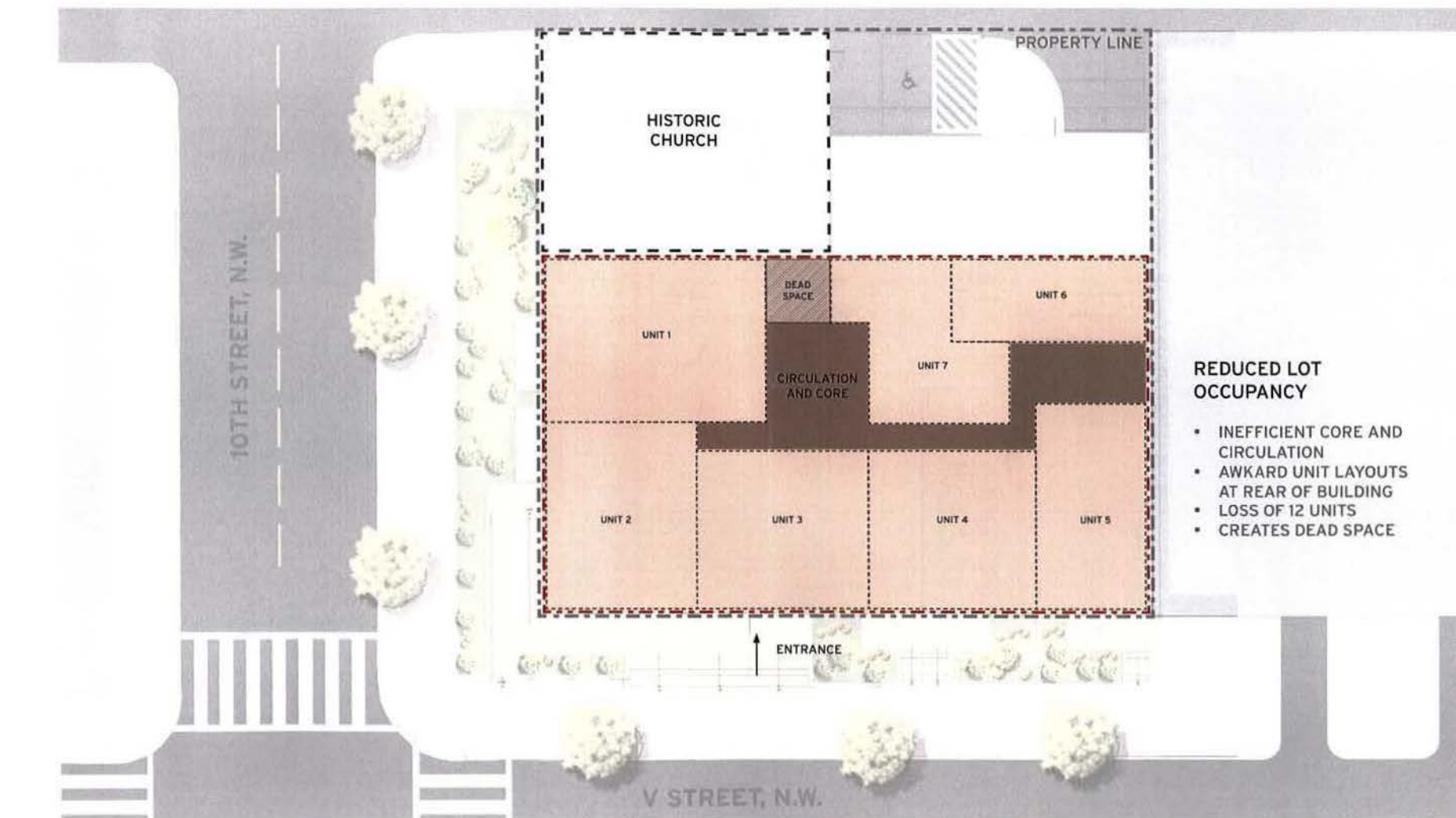
VII. Conclusion

The applicant has considered and designed this building thoughtfully and the project is meeting with significant support from the surrounding community, including from the U Street Neighborhood Association, ANC 1B, and the Ward One Councilmember, Jim Graham, as well as community residents. As a neighbor whose business is located within two blocks of the subject property, the Applicant has been a positive force in the development of this area and wishes to continue those efforts with this project. We thank you very much for your consideration.





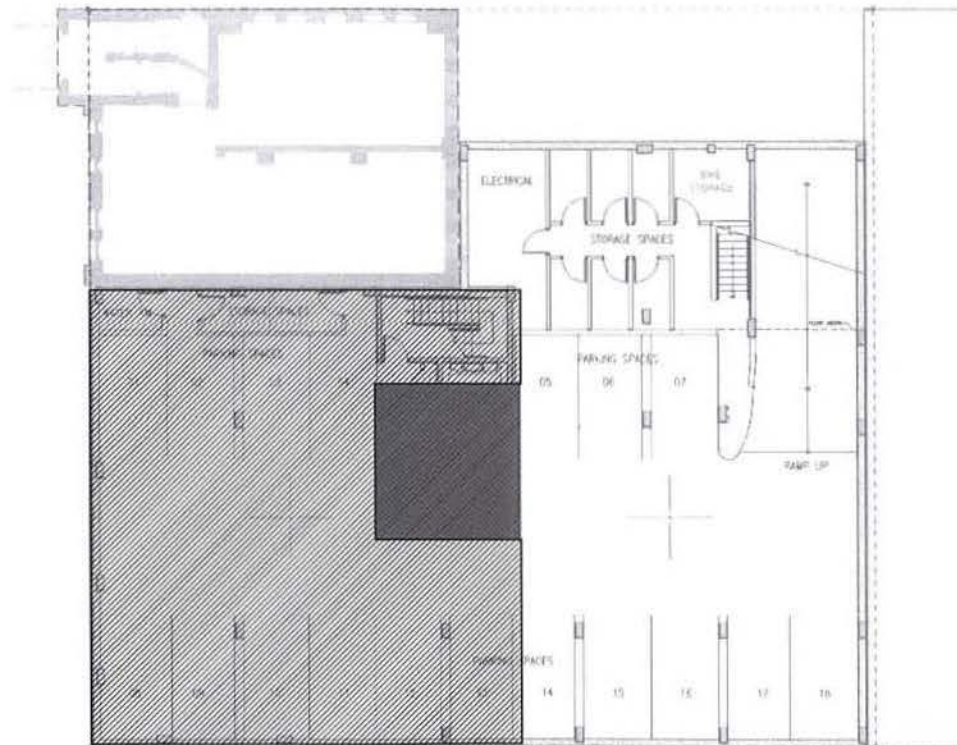
SITE DIAGRAM
SCALE: 1/16"=1'-0"



**REDUCED LOT
OCCUPANCY**

- INEFFICIENT CORE AND CIRCULATION
- AWKWARD UNIT LAYOUTS AT REAR OF BUILDING
- LOSS OF 12 UNITS
- CREATES DEAD SPACE

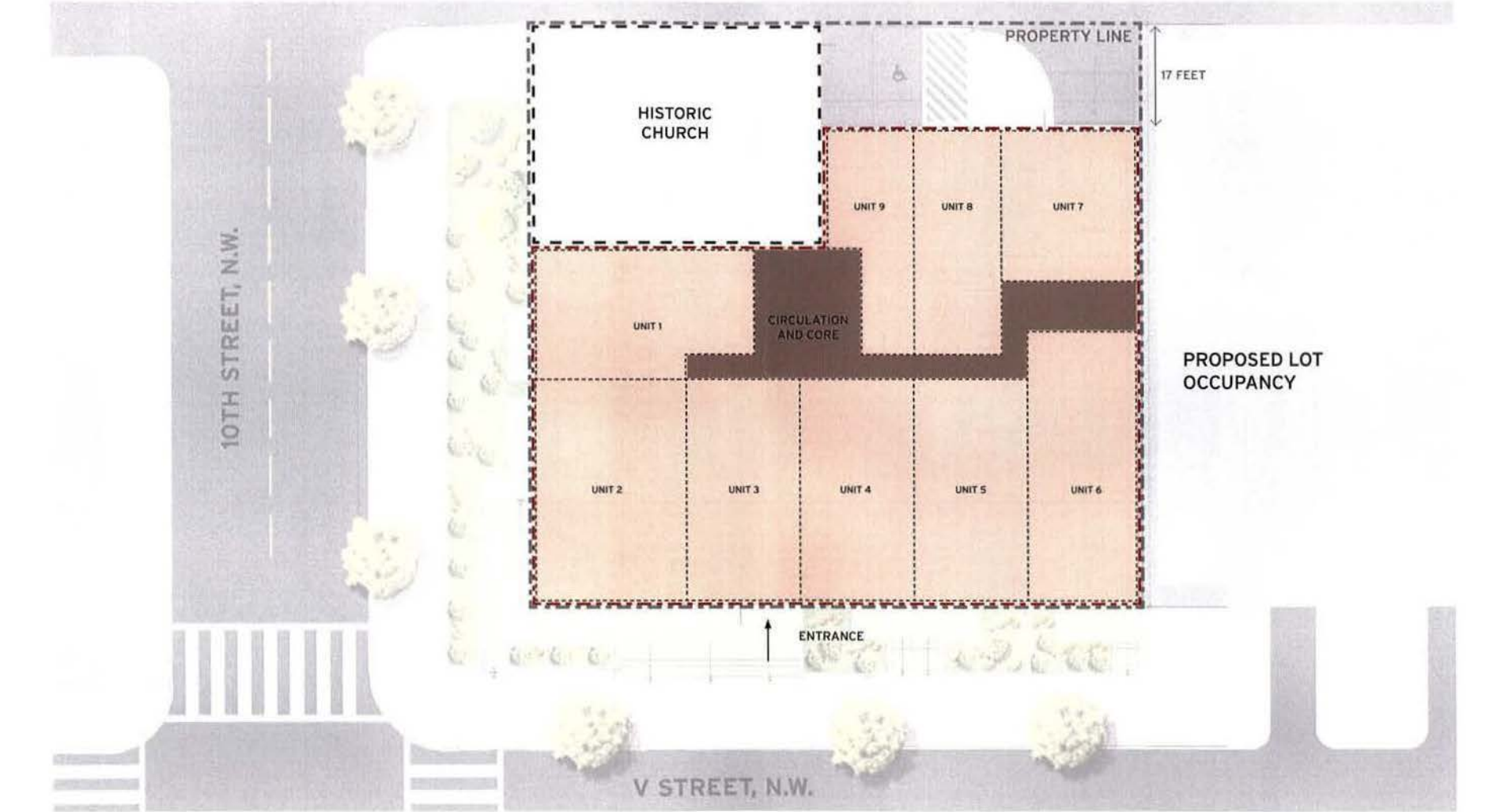




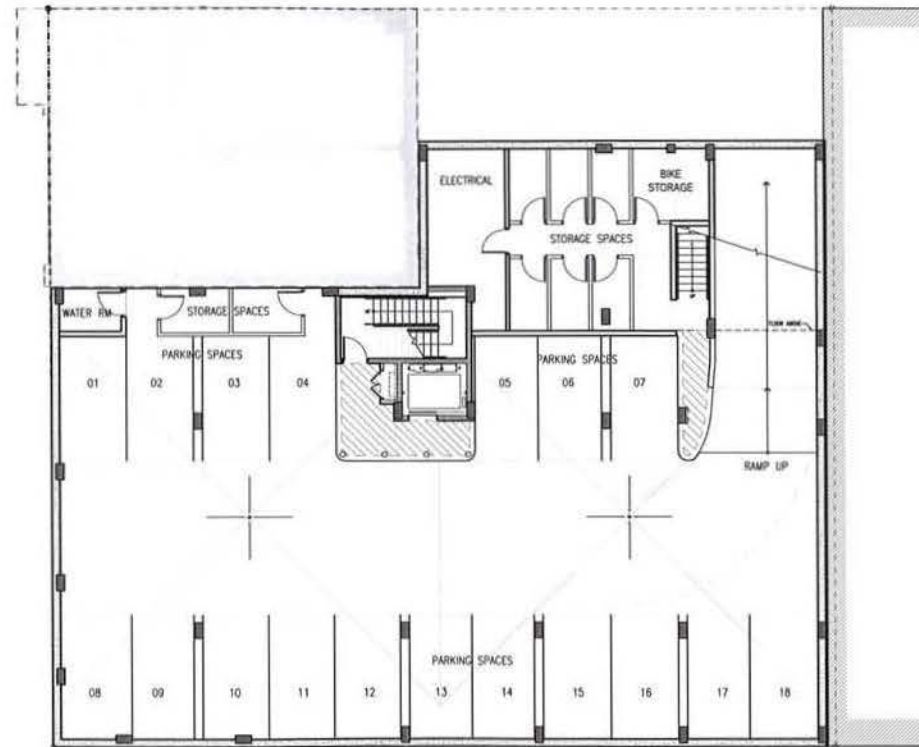
**REDUCED LOT
OCCUPANCY:
PARKING LEVEL**

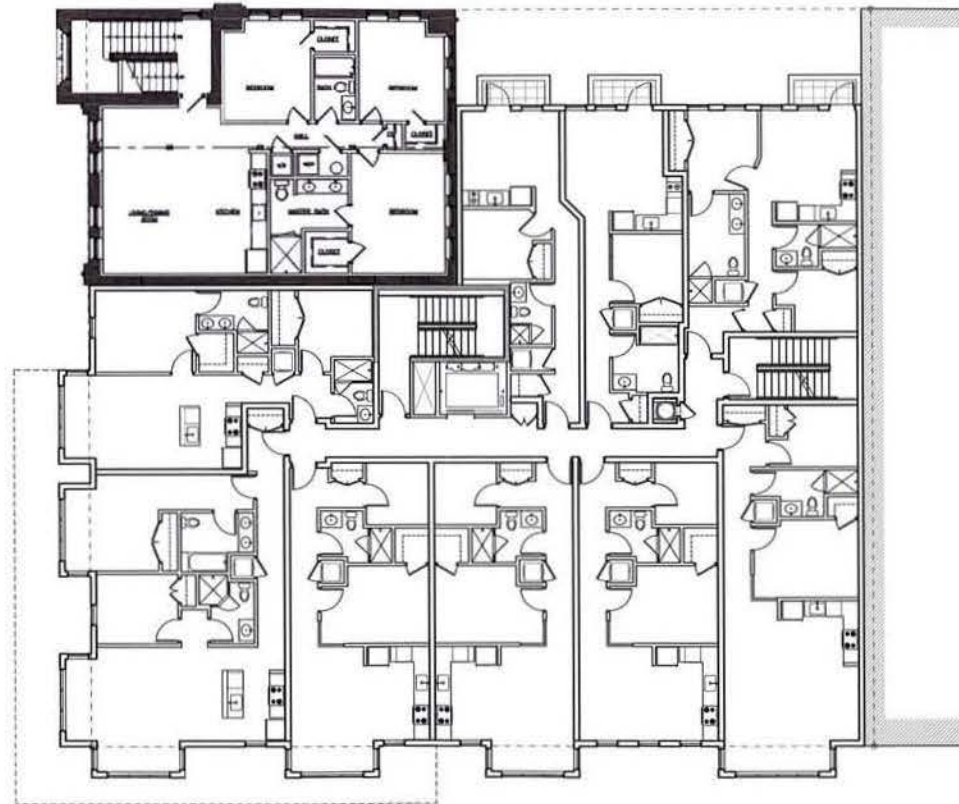
- LOSS OF 10 SPACES

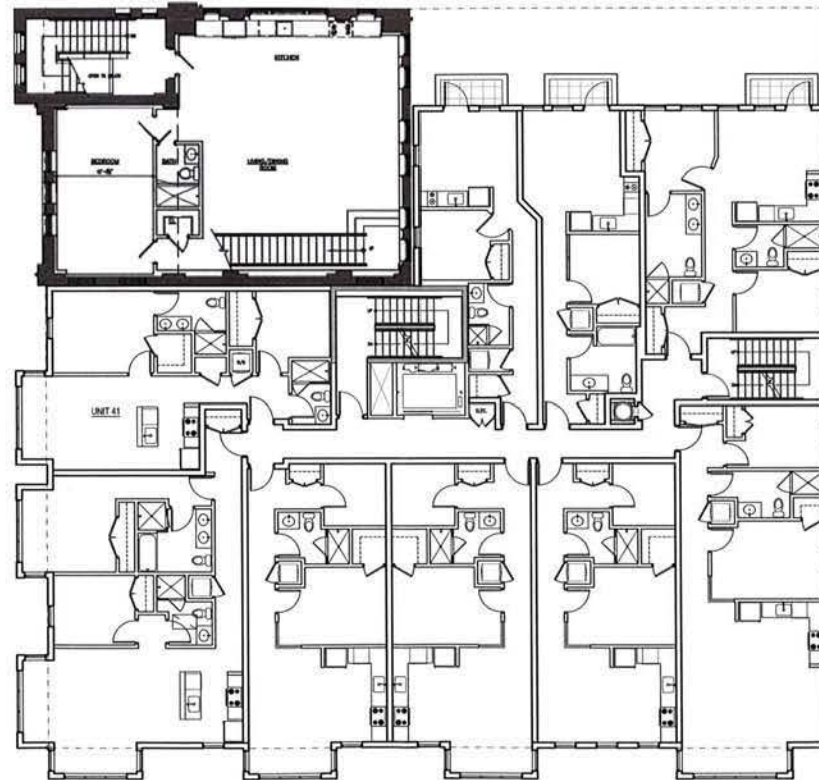


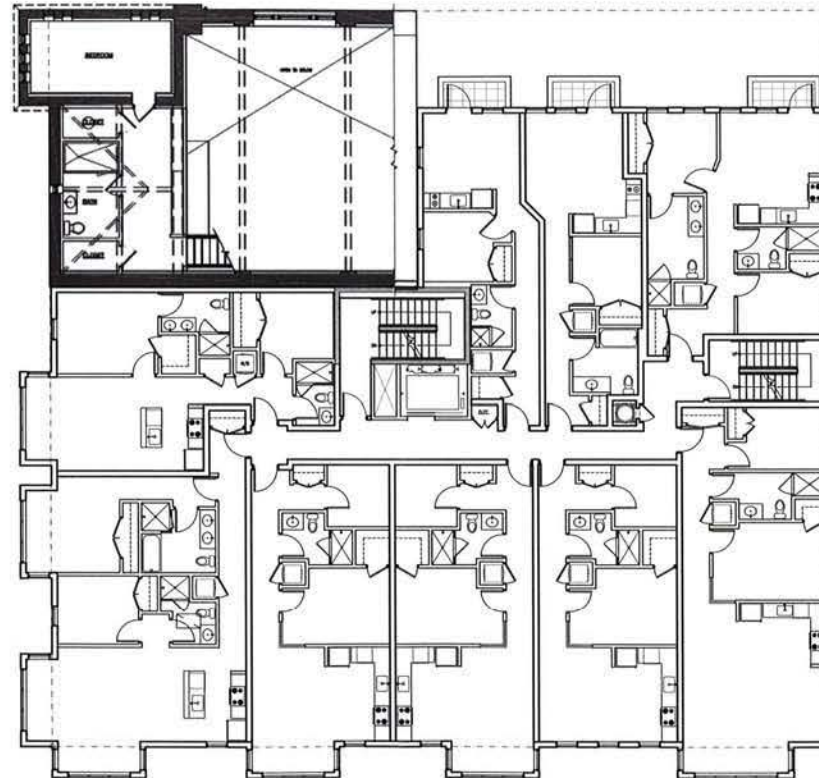


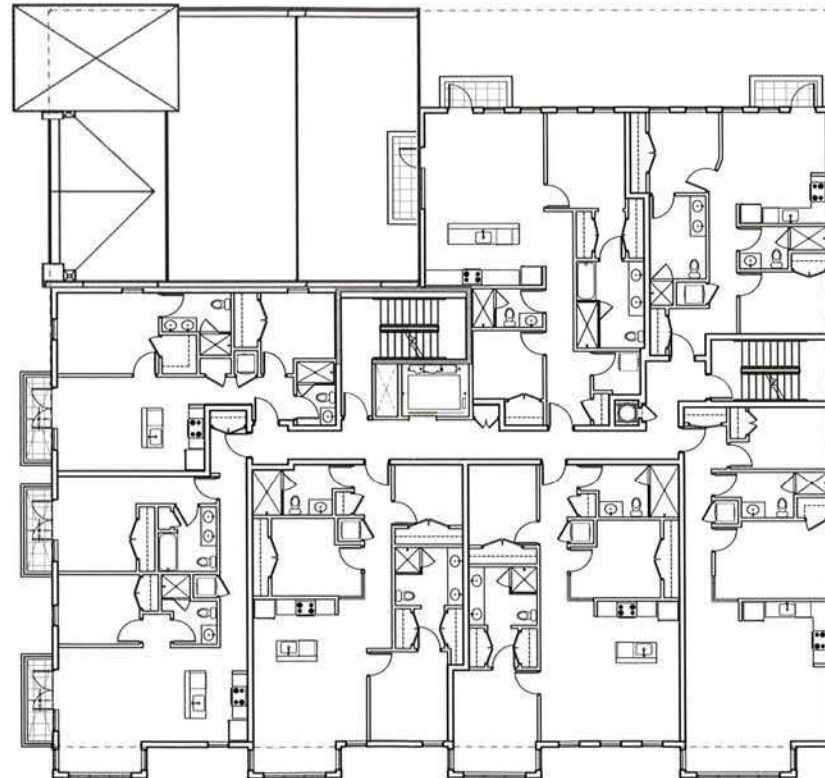


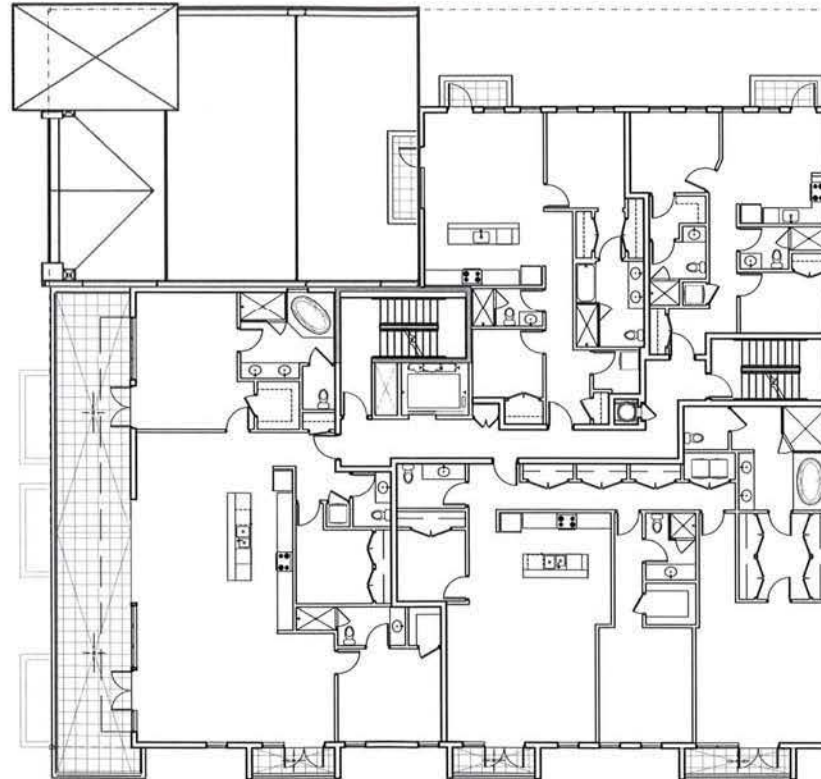


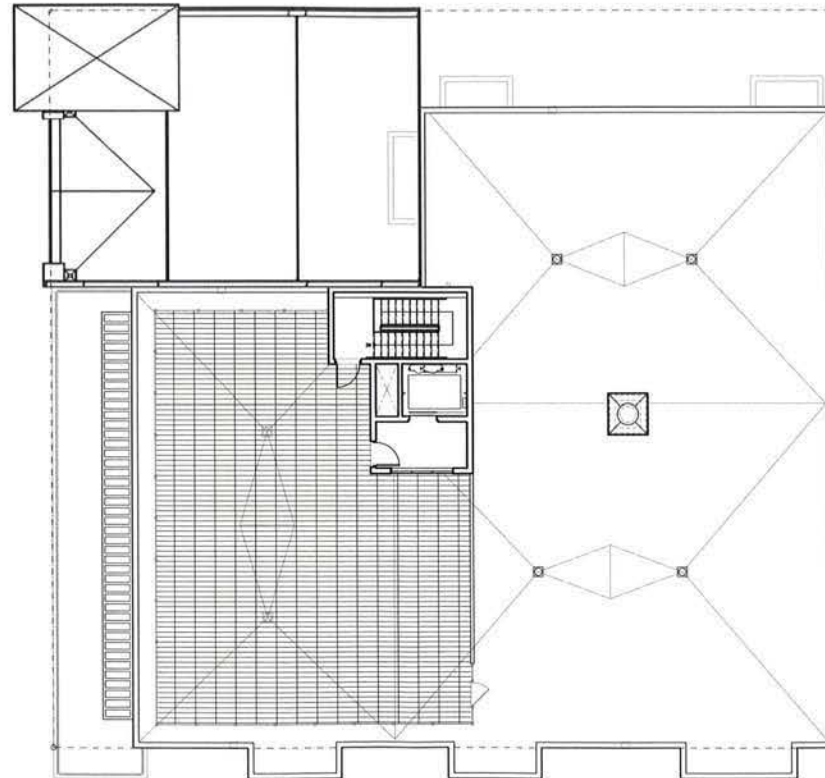


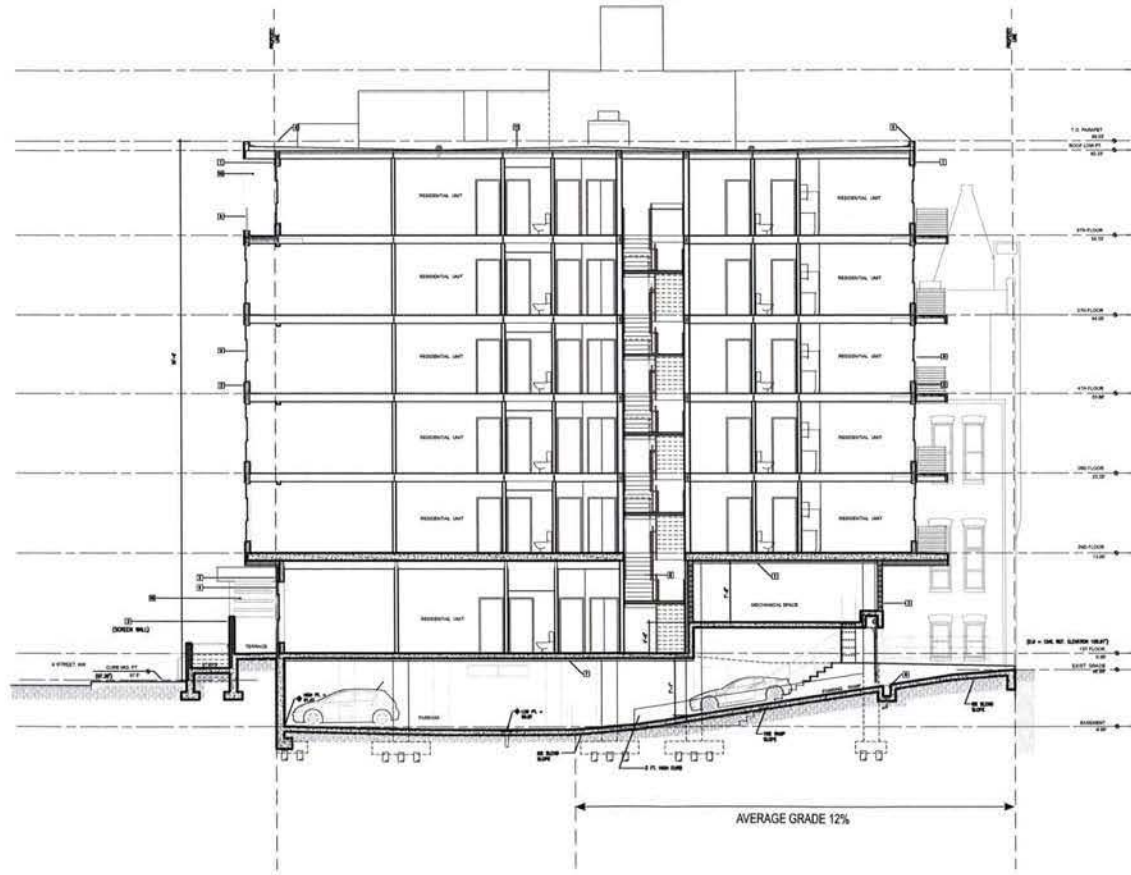














SOUTH ELEVATION OPTION
SCALE: 1/16"=1'-0"



WEST ELEVATION OPTION
SCALE: 1/16"=1'-0"







NEIGHBORHOOD CONTEXT

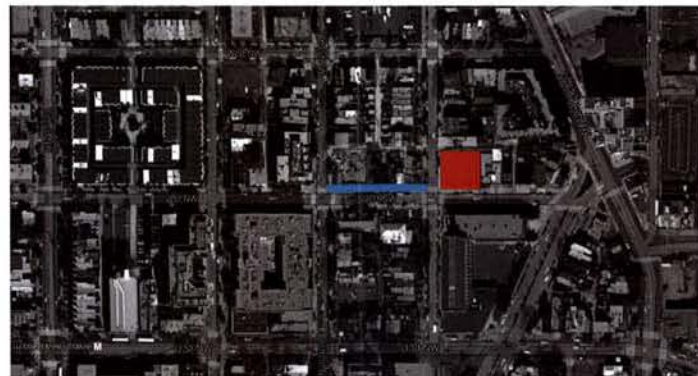


V ST. NW - BETWEEN VERMONT AVE. & 10TH ST. (NORTH ELEVATION)





V ST. NW - BETWEEN 10TH ST. & 11TH ST. (NORTH ELEVATION)



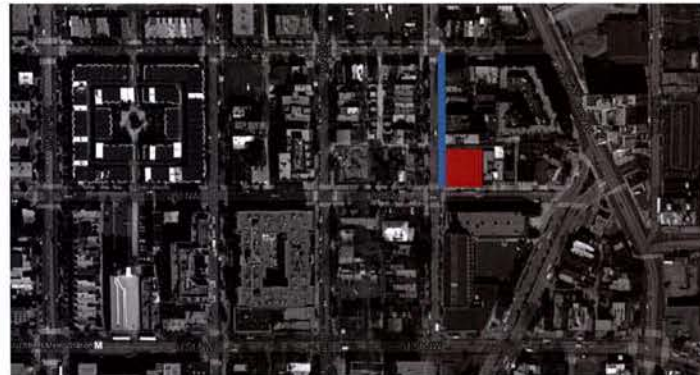


V ST. NW - BETWEEN 11TH ST. & 12TH ST. (NORTH ELEVATION)





10TH ST. NW - BETWEEN V ST. & W ST. (EAST ELEVATION)





SUMAN SORG, FAIA

CHIEF DESIGNER / PRINCIPAL IN CHARGE

Suman Sorg established her practice in 1986 and it has since become one of the largest solely woman-owned architecture firms in the United States. Under Suman's leadership the firm has amassed an extensive international portfolio of residential, commercial, educational, institutional and civic projects.

Suman emphasizes a philosophy of "light touch," striving for simplicity and clarity of design. She advocates an integrated approach to preserving and protecting the environment which is focused on an examination of project specific relationships to five Sustainability Concepts: context and locality, stakeholders and community, lifecycle solutions, conservation of resources, and designs that work. She believes that when a building serves its function and the people who inhabit it, the project is successful in providing a transparent solution that reflects its human purpose.

Suman Sorg's work has been recognized with numerous honors, including multiple awards from the American Institute of Architects. She has lectured extensively for the AIA, the National Building Museum, the Urban Land Institute, the Center for Architecture in New York, the US Department of State, several universities, and the National Trust for Historic Preservation. She is frequently called upon to serve on design panels and juries.

Suman Sorg is a Fellow of the American Institute of Architects and sits on the Board of Trustees for the National Building Museum and also is on the Board of Directors for the DC Building Industry Association. She is a Peer Reviewer for the General Services Administration Design Excellence Program, serves as a trustee for the Beverly Willis Architecture Foundation, and is a member of the Lambda Alpha International Honor Society.

EDUCATION

M. Architecture in Historic Preservation Candidate, Cornell University, Ithaca, NY

B. Architecture, Howard University, Washington, DC

School of Planning and Architecture in New Delhi, India

PROFESSIONAL REGISTRATIONS

1980 - Architecture
DC: #706003210
MD: #7339
VA: #006479

NCARB Certified

Professional Experience

Sorg Architects, President

Harry Weese & Associates, Project Manager

Peace Corps Volunteer, Ivory Coast, Africa

Historic Preservation Experience

THE LINCOLN THEATER

Washington, DC

THE PUBLIC WELFARE HEADQUARTERS BUILDING

Washington, DC

GEORGETOWN POST OFFICE & CUSTOMS HOUSE

Washington, DC

COOLIDGE AUDITORIUM & WHITTAL PAVILION - LIBRARY OF CONGRESS

Washington, DC

RICHMOND MAIN STREET STATION

Richmond, VA

SMITHSONIAN THE ARTS & INDUSTRIES MUSEUM RESTORATION

Washington, DC

SMITHSONIAN NATIONAL MUSEUM OF AMERICAN ART

Washington, DC

SMITHSONIAN NATIONAL MUSEUM OF AMERICAN HISTORY - NEW CAFETERIA

Washington, DC

ST. ELIZABETH'S - CH NICHOLS - BUILDING RESTORATION

Washington, DC

ST. ELIZABETH'S - DIX BUILDING RENOVATION

Washington, DC

EMBASSY OF ARGENTINA

Washington, DC

PALAZZO CORPI

Istanbul, Turkey

Multi-Family Housing Experience

SOLEA CONDOMINIUMS

Washington, DC

THE BEAUREGARD

Washington, DC

THE VISIO & MURANO

Washington, DC

NORTH CAPITOL COMMONS

Washington, DC

HOWARD UNIVERSITY/LEDROIT PARK REVITALIZATION INITIATIVE

Washington, DC

THE STATION & THE ENGINE HOUSE CONDOMINIUMS

Washington, DC

TILDEN STREET CONDOMINIUMS

Washington, DC

KENTUCKY COURTS

Washington, DC

PHILIP'S ROW

Washington, DC

THE MONTROSE

Washington, DC

ELDERLY HOUSING AT BRADENTON VILLAGE

Bradenton, FL

THE GRAND ARCH

Gurgaon, India

SKYON

Gurgaon, India

Professional Affiliations

American Institute of Architects,
Fellow

Peer Reviewer, General Services
Administration
Design Excellence Program

DC Commission of Arts and
Humanities, Public Arts Commission

Chair, AIA Committee on Federal
Architecture

Board of Trustees,
National Building Museum

Board of Directors,
Beverly Willis Architecture Foundation

Board of Directors,
DC Building Industry Association

Lambda Alpha International Honor
Society

AIA DC Chapter

AIA Potomac Valley Chapter

Washington Architectural Foundation

Urban Land Institute

Washington Building Congress

Women in Washington



SORG ARCHITECTS SELECTED AWARDS



American Institute of Architects National Awards

- 2005 AIA Honor Award for Urban Design
Cady's Alley [Design Center West]
- 2003 AIA Honor Award for Urban Design
Howard University LeDroit Park Revitalization Initiative
- 2002 AIA Housing PIA Award
Howard University LeDroit Park Revitalization Initiative



American Institute Of Architects Regional Awards

- 2013 AIA Gold Award for Architectural Excellence
Southern Regional Tech Rec Complex
- 2013 AIA Award for Architectural Excellence
Apartment One
- 2013 AIA Washingtonian Residential Design Award
Apartment One
- 2009 AIA Citation Award, *Solea Condominiums*
- 2007 AIA Honor Award for Architectural Excellence
The Visio & Murano
- 2006 AIA Award for Architectural Excellence
The Visio
- 2006 AIA Washingtonian Residential Design Award,
The Visio
- 2005 AIA Merit Award for Architectural Excellence
Kentucky Courts
- 2004 AIA Catalyst Award, *Kennedy Park & Recreation Center*
- 2004 AIA Washingtonian Residential Design Award
HGTV Dream Home
- 2003 AIA Washingtonian Residential Design Award,
James van Sweden Residence
- 2004 AIA Award for Architectural Excellence
Cady's Alley [Design Center West]
- 2002 AIA Award for Architectural Excellence
Diplomatic Staff Housing, US Embassy, Bayan, Kuwait
- 2001 AIA Award for Architectural Excellence
Howard University LeDroit Park Revitalization Initiative

Association Awards

2013	Architect 50, Ranked #16 Top Firm in Sustainability & Business, <i>Sorg Architects</i>	2005	Brick in Architecture Award <i>Kentucky Courts</i>
2013	American School + University, Outstanding Designs: <i>Anacostia High School</i>	2005	The DC Marketing Center Annual Development Award Best Office Renovation Project Honorable Mention, <i>Public Welfare Foundation Headquarters</i>
2013	Brick in Architecture Silver Award <i>Cresthaven Elementary School</i>	2004	Building Design and Construction Reconstruction Award, <i>Richmond Main Street Station</i>
2011	American School + University, Outstanding Designs: <i>Cresthaven Elementary School</i>	2003	Urban Land Institute Award for Excellence <i>Howard University LeDroit Park Revitalization Initiative</i>
2011	Washington Business Journal, Minority Business Leaders Award, <i>Suman Sorg</i>	2003	Residential Architect Grand Design Award, Single Family Housing, <i>Phillip's Row</i>
2010	Brick in Architecture Award, Best in Class, Residential Multi-Family, <i>The Beauregard</i>	2003	Residential Architect Merit Design Award, Custom Home 2,000-3,000 square feet <i>James van Sweden Residence</i>
2010	Brick in Architecture Award, Bronze Award, Residential-Multi-Family, <i>The Visio & Murano</i>	2002	Interior Design's 'LiveWire' Beauty of Good Award, <i>Public Welfare Foundation Headquarters</i>
2010	Builder's Choice Award, <i>Solea Condominiums</i>	2002	Excellence in American School & University Educational & Interior Design, <i>American University, Mary Graydon Student Center</i>
2008	Infiniti Award for Design Innovation <i>The City of the Future</i>	2002	Congress for New Urbanism, Charter Award, <i>Howard / LeDroit Park Revitalization Initiative</i>
2008	Distinguished Alumni Award, The Howard University Architecture and Design Student Association, <i>Suman Sorg</i>		
2006	Brick in Home Building Award (Multi-Family) <i>Kentucky Courts</i>		
2006	Builder's Choice Award, <i>The Visio</i>		
2006	Brick in Architecture Award, <i>DCMPD Institute of Police Sciences</i>		



Case No. 18723

***Please note** that the Applicant presented two areas of requested variance relief before the ANC 1B Design Review Committee on 1/27/2014, which voted to support the application, after which the full ANC voted unanimously in support on 2/6/2014, as illustrated by the following letter.

Subsequent to these votes, the Applicant revised its request to include additional areas of relief and will be returning to the ANC 1B Design Review Committee on 2/25/2014 and to the full ANC monthly meeting in order to secure support for the additional relief on 2/6/2014.

We are confident that the ANC will support the amended application, since the design of the building that was presented has not changed at all.

In addition, we hope to be able to obtain an updated letter from ANC 1B prior to the hearing date.



GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 1B

2000 14th Street, NW
Suite 100B
Washington, DC 20009

Commissioners

Marc D. Morgan, Vice Chair
1b01@anc.dc.gov

Jeremy Leffler
1b02@anc.dc.gov

Sedrick Muhammad
1b03@anc.dc.gov

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1b04@anc.dc.gov

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Zahra Jilani
1b12@anc.dc.gov

February 13, 2014

Mr. Lloyd Jordan, Chair
Board of Zoning Adjustment
Office of Zoning
441 4th Street NW, Suite 210S
Washington, DC 20001

Dear Chairman Jordan and Members of the Board:

The ANC 1B Design Review Committee recommended support for Logic's BZA application and the relief requested for 0 ft. rear yard setback and to increase the allowable lot occupancy from 80% to 90%. The uniqueness of the property, the presence of the historic church on the site, and the ability to design and construct an efficient building on the site is impractical without receiving zoning relief.

ANC 1B supports the application for the Logic for the following areas of relief:

1. A variance from the rear-yard setback requirement of section 774.1, which requires that structures must include a rear yard of not less than 15 feet. The Applicant proposes a residential project that maintains the existing zero rear-yard nonconformity and then provides a rear yard along the alley that encroaches only 3 feet into the required rear yard at its narrowest.
2. A variance from the lot occupancy requirements of section 772.1, which requires that the residential portion of the property may not occupy more than 80% of the lot. The applicant proposes a 90% lot usage residential project: given the disproportionate lot area and the mass of the church in relation to the available new construction area; the practical difficulty in utilizing the resulting L-shaped lot to create an efficient building; and, the Historic Preservation that reduces the mass of the building on 5 and 6 floors.

Advisory Neighborhood Commission 1B, at its regularly scheduled February 6 public meeting, with a quorum present, voted 9-0-1 to support BZA application #18723 with noted variances for the Logic.

Regards,

James A. Turner
Chair

Ricardo A. Reinoso
Secretary



(202) 481-3462



1b@anc.dc.gov



@ANC1B



facebook.com/ANC1B



JIM GRAHAM
COUNCILMEMBER, WARD ONE
COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20004



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Chairperson
Committee on Human Services

February 21, 2014

Mr. Lloyd Jordan, Chair
Board of Zoning Adjustment
c/o Office of Zoning
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: BZA Case No. 18723

The Logic: 10th and V Streets, NW

Dear Chairman Jordan and Members of the Board,

I am writing in full support of the proposed project at 10th and V Streets, NW. As the Councilmember for Ward One, where this project is located, I have a strong desire to see thoughtful, well-designed new buildings as infill development that will have a strong positive impact on the quality of life for residents of the Ward. I believe that the scale and density of this building is appropriate and that the development team should be encouraged to move forward with the rejuvenation of a long-vacant corner.

The development team presented their plans and design for the project to me, including the requested areas of relief for lot occupancy, rear yard and parking at the property line above grade. They explained the uniqueness of the property and the resultant practical difficulty as it relates to the presence of the historic church on the site and how that condition impacts their ability to design and construct an efficient building on the site without receiving zoning relief. I believe that, as to the relief requested in this application, that the practical difficulty associated with development is clear as is the strong public benefit of building this project. The Logic will provide much-needed housing stock in the area, improved security on this corner, daytime uses in the neighborhood, and neighborhood-serving retail to this corridor. I further believe that the design of the addition to the church sets an example that I hope will be followed by future development in the area.

I therefore strongly urge the Board of Zoning Adjustment to approve this application, including relief for lot occupancy, rear yard, and parking above grade at the property line. I am pleased to support this project, and hope that you will do your part in assisting this neighborhood developer to proceed with haste in completing this project.

Bests,

JG/jl

sweetgreen

829 7th Street, NW
Washington, DC 20001
www.sweetgreen.com

February 19, 2014

Mr. Lloyd Jordan, Chair
Board of Zoning Adjustment
c/o Office of Zoning
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: BZA Case No. 18723

The Logic: 10th and V Streets, NW

Dear Chairman Jordan and Members of the Board,

The property owner for the Logic project has shared their plans and three areas of requested zoning relief with me and I am writing to indicate my support for the project. I am the owner of a condominium unit in the Visio, at 2109 10th St, NW, located adjacent to the property to the north.

Not only am I adjacent to the property, but my specific unit is on the first and second floors of the alley side, so my unit will be the one most effected. I see the new logic building as an incredibly exciting addition to my block and I look forward to seeing it completed

Sincerely,



Nicolas Jammet
Owner
2109 10th St NW #102
Washington DC 20001

February 19, 2014

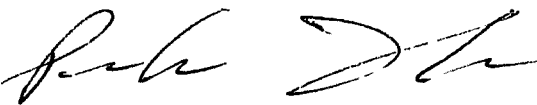
Mr. Lloyd Jordan, Chair
Board of Zoning Adjustment
c/o Office of Zoning
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: BZA Case No. 18723

The Logic: 10th and V Streets, NW

Dear Chairman Jordan and Members of the Board,

The property owner for the Logic project has shared their plans and three areas of requested zoning relief with me and I am writing to indicate my support for the project. I am the owner of a property in the neighborhood, located at
XXXXXXXXXXXXXXXXXXXX.

Sincerely, 

NAME *Pedro Tabares*
Owner
ADDRESS *911 V St NW*
Washington, DC 20001

February 19, 2014

Mr. Lloyd Jordan, Chair
Board of Zoning Adjustment
c/o Office of Zoning
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: BZA Case No. 18723

The Logic: 10th and V Streets, NW

Dear Chairman Jordan and Members of the Board,

The property owner for the Logic project has shared their plans and three areas of requested zoning relief with me and I am writing to indicate my support for the project. I am the owner of a property in the neighborhood, located at
XXXXXXXXXXXXXXXXXXXX.

Sincerely,



NAME

Owner

ADDRESS

2/24/14
Washington, DC 20001

Jerold Johnson

Rhapsody Condominium Assoc Board member, owner #109
2119 10th St. NW (30 yr. lease)

February 19, 2014

Mr. Lloyd Jordan, Chair
Board of Zoning Adjustment
c/o Office of Zoning
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: BZA Case No. 18723

The Logic: 10th and V Streets, NW

Dear Chairman Jordan and Members of the Board,

The property owner for the Logic project has shared their plans and three areas of requested zoning relief with me and I am writing to indicate my support for the project. I am the owner of a property in the neighborhood, located at
XXXXXXXXXXXXXXXXXXXX.

0358-0803 & 0358-0062 & 0358-0063
Wilmer D. Piley 2-21-14
Sincerely,

NAME

Owner

ADDRESS

Washington, DC 20001