

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen Cochran, Case Manager
Joel Lawson, Associate Director Development Review
DATE: December 30, 2014
SUBJECT: BZA Case 18887, 6-7 Dupont Circle, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends special exception **approval** of relief from the following roof structure regulations, pursuant to § 3104, and subject to the criteria in § 411.11:

- §§ 411.6 and 770.6 (a), Rooftop Mechanical Structures: (One enclosure of equal height required, no enclosure of multiple structures proposed)

II. LOCATION, SITE DESCRIPTION AND PROPOSAL

Applicant: CVS Pharmacy LLC Address: 6-7 Dupont Circle, NW Legal Desc.: Square 114, Lot 25	Ward and ANC: 2B Comp Plan: High-Density Commercial Historic District: Contributing structure to both Massachusetts Avenue and Dupont Circle districts
Zoning: DC/C-3-C/ (permits by-right development of high-density commercial, residential or mixed use structures, but does not permit PUDs).	Proposal: Replace existing mechanical equipment roof structures with new ones as part of a renovation of the building's second of two floors for expanded CVS use.
Lot Features: Level 7,544 SF lot bordered by three streets. Building is two joined structures with differing roof heights and with parapet on the eastern, but not western, half.	
Adjacent Properties: The remainder of the Square is occupied by an 8-story office building with ground-floor retail. Dupont Circle is across the street.	
Neighborhood Character: Medium and high-density residential and commercial neighborhood with a mix of 2 to 4 story rowhouse-type structures and embassies, and 8 to 10 story commercial structures.	

III. ZONING REQUIREMENTS and RELIEF REQUESTED

Item	Reg. §	Existing	Required / Permitted	Proposed	Relief
Lot Area	none	7544	n/a	same	Not required
Lot Width	none	63ft.	n/a	same	Not required
FAR	771.2	2	6.5	same	Not required
Height	770.1	Approx. 40 ft. on east and 30 ft. on west	90 ft.	same	Not required
Roof Structure	411.6 770.6(a)	no enclosure of multiple structures	One uniform-height, full enclosure of all roof structures	no enclosure of multiple structures	Seeking permission for no enclosure
Roof Structure - height - setback	411	4.6 ft. 32 – 39 ft.	18.6 ft. max. 4.6 ft. min.	4.5 to 5.08 ft. 32 to 39 ft.	Not required
Parking	2101.1	0	None (historic)	0	Not required
Loading	2202.1	0	0 (historic)	0	Not required
Rear Yard	774.1	45 ft. (from centerline of adjacent street, per § 774.11)	15 ft. min.	same	Not required
Side Yard	775.5	none	Not required	none	n/a
Open Ct.	776.1	none	n/a	none	Not required

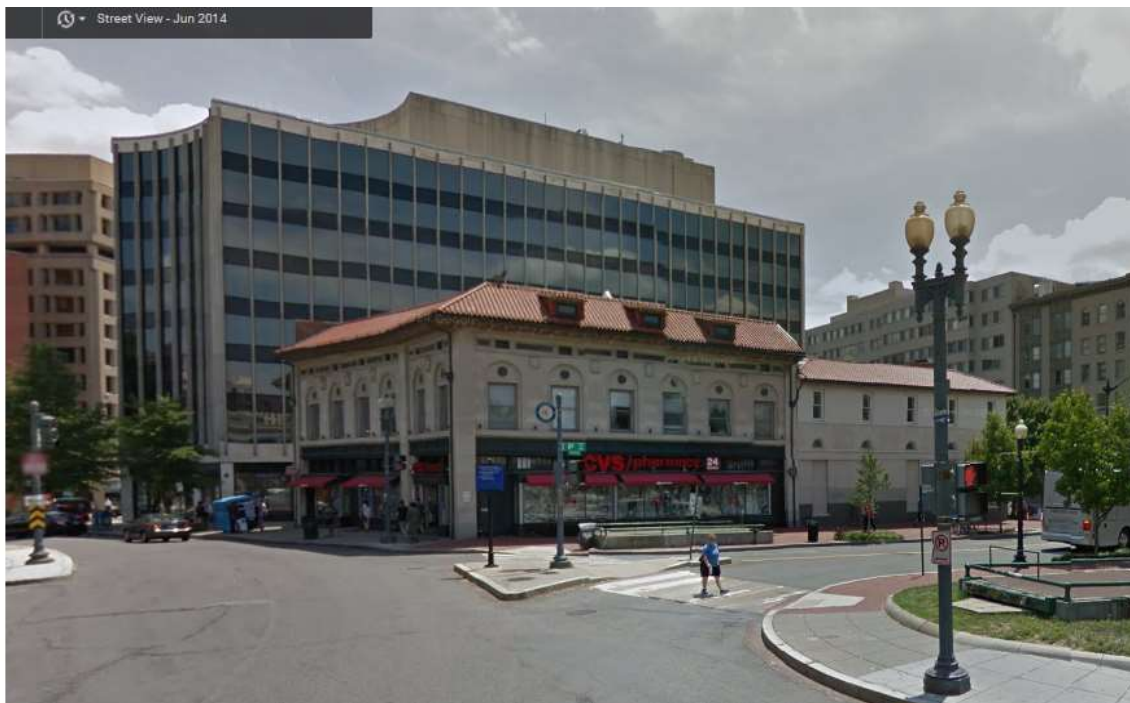
IV. OFFICE OF PLANNING ANALYSIS

Special Exception for §§ 770.6 and 411.11, Roof Structure Enclosure

Would operating difficulties, lot size, or other building or surrounding area conditions tend to make full compliance unduly restrictive, prohibitively costly or unreasonable?

Yes. The applicant had proposed using the existing equipment framing and supports for the replacement of the HVAC units. The staff of the Historic Preservation Review Board has advised the applicant that in-kind replacement of the existing equipment at the existing locations would be permitted, but construction of the single enclosure required by the zoning regulations would be too large and impactful to be compatible with the historic districts in which the building is located. Repositioning the future location of some of the new units would enable full enclosure and address the historic preservation staff's concerns, but would require the construction of new framing and supports for one to three structures, relocation of electric and HVAC lines, and possible replacement of the western roof. Due to the setbacks and the false mansard roof on the eastern building all but one of the existing roof structures are not be visible from nearby sidewalks or from Dupont Circle. One roof structure, which is 4 ft. 6 inches high, is partially visible from one portion of the northern sidewalk in the 2000 block of P Street, N.W., as illustrated on the next page. The proposed roof structure would be seven inches taller

and in the same location. In light of the likely minimal increase in impact over the existing conditions, requiring a change in the existing locations of one to three units in order to install a single enclosure would seem to be an unreasonable and potentially costly endeavor.



Google Street View of CVS site from Northeast (above) and Northwest (below)



Would the light and air of adjacent buildings be adversely affected and would the special exception tend to adversely affect the use of neighboring property?

No. The adjacent building is eight stories high and its windows are sealed. Providing an enclosure for the roof structures would have a greater, although a still minimal, impact on light available to the adjacent building than would not providing an enclosure.

Would the intent and purpose of the zoning regulations be materially impaired?

No. The primary intent of the regulation is to reduce roof structures' negative visual impacts. The replacement structures would not introduce new elements for the view from higher buildings, would have limited visibility from the ground and would continue to be subject to design review by a body charged with protecting the integrity of the two historic districts in which the building is located.

V. COMMENTS OF OTHER DISTRICT AGENCIES

The District Department of Transportation has filed a memorandum stating it has no objection to the requested special exception.

VI. COMMUNITY COMMENTS

ANC 2B had not filed comments at the time OP completed this report.