GALLERY PLACE
Retail Entertainment Housing

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1303-1311 N STREET, NW
BZA MAY 5, 2000
1:-00 PM

SPECIAL EXCEPTION TO CONTINUE TO OPERATE AS PARKING LOT

USE VARIANCE TO CONTINUE TO USE SUBJECT PREMISES AS ALL DAY COMMUTER PARKING

- **GREETINGS, INTRODUCTION**
- **1303-1311 N STREET, NW HAS BEEN USED AS A PARKING LOT FOR ALL DAY COMMUTERS FOR OVER 20 YEARS.**
- **THE MOST RECENT BZA ORDER NO. 15999 GRANTED THE APPLICANT THE RIGHT TO CONTINUE USE UNTIL MARCH 5, 2000.**
- **WE FILED AN APPLICATION TO CONTINUE ON MARCH 2, 2000. THE APPLICATION WAS DULY ADVERTISED AND THE PROPERTY WAS POSTED.**
- **TODAY WE APPEAR BEFORE YOU TO ASK FOR A TEMPORARY USE VARIANCE TO CONTINUE THE USE OF SAID PREMISES AS A PARKING LOT AND ONE FOR ALL DAY COMMUTERS.**
- **WE FEEL THAT AN ADDITIONAL 12 MONTHS WOULD BE AMPLE TIME TO ALLOW CONSTRUCTION TO BEGIN ON THE SITE. THE OWNERS HAVE BEEN SUCCESSFUL WITH ATTRACTING DEVELOPMENT TO THE SITE. CURRENTLY, PLANS ARE UNDERWAY TO BUILD 100,000 SQUARE FEET OF RESIDENTIAL OR 77 CONDOMINIMUMS UNITS ON THE SITE, AT A TOTAL DEVLOPMENT COST OF $20 MILLION. THIS DEVELOPMENT WILL HAVE TWO LEVELS OF PARKING. WE HAVE GONE TO CLOSING AND ARE AWAITING EXCUVATION AND FOUNDATION PERMITS TO BE APPROVED BY DC DEPT. OF CONSUMER AND REGULATORY AFFAIRS.**
- **THE BASIS FOR THE USE VARIANCE IS THE SAME AS IDENTIFIED IN PREVIOUS BZA ORDERS OF APPROVAL(A TOTAL OF SEVEN, DATING BACK TO 1977).**

BZA
Case No. 16579
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO.16579
EXHIBIT NO.21

- **WE FEEL THAT THE EXTRAORDINARY AND EXCEPTIONAL SIZE OF THE SITE, THE ECONOMY, AND USE HISTORY OF THE AREA SURROUNDING THE SUBJECT SITE HAVE CONTRIBUTED TO THE LACK OF DEVELOPMENT POTENTIAL IN THE AREA.**

- **STRICT APPLICATION OF THE ZONING REGULATIONS WOULD RESULT IN UNDUE HARDSHIP UPON THE OWNER IN THAT THE PROPERTY COULD BE PUT TO NO REASONABLE, ECONOMICALLY VIABLE USE.**

- **WITH REGARDS TO THE SPECIAL EXCEPTION, THE USE AS A PARKING LOT WITH ALL DAY COMMUTER PARKING WAS IN EXISTING PRIOR TO OCTOBER 5, 1978. IT HAS NOT, AND IS NOT LIKELY TO BECOME, OBJECTIONABLE TO ADJOINING AND NEARBY PROPERTY OWNERS BECAUSE OF NOISE, TRAFFIC OR OTHER OBJECTIONABLE CONDITIONS. ADDITIONALLY, IT WILL NOT ADVERSELY AFFECT THE PRESENT CHARACTER AND FUTURE DEVELOPMENT OF THE NEIGHBORHOOD.**

- **THE PARKING LOT IN PART SERVES RESIDENTIAL USES AND PROVIDE SHORT-TERM PARKING NEEDS FOR USES IN THE VICINITY OF THE SITE.**

- **THE PARKING LOT HAS BEEN WELL MAINTAINED AND OPERATED. THERE IS NO OPPOSITION REGISTERED TO THIS REQUEST.**

- **IN CONCLUSION, THE DEVELOPMENT OF THIS SITE, ALTHOUGH IT HAS TAKEN LONGER THAT ANTICIPATED, REPRESENTS THE ULTIMATE GOAL OF PHASING OUT PARKING LOTS IN THE SP ZONE.**

- **WE WOULD APPRECIATE A FAVORABLE CONSIDERATION OF THIS REQUEST.**

- **THANK YOU AND I WILL BE HAPPY TO ANSWER YOUR QUESTIONS.**