MEMORANDUM

To: Jerrily R. Kress, Director
Board of Zoning Adjustment

From: Steve Raiche, Chief
Historic Preservation Division

Date: June 20, 20000

Subject: BZA Application No. 16600

Thank you for your referral of Case 16600 before the Board of Zoning Adjustment. The property involved, 2027 Massachusetts Avenue, NW is in the Massachusetts Avenue Historic District. The Historic Preservation Review Board reviewed in concept an application for a rear addition at its meeting on May 25, 2000, and approved the project in concept. I have enclosed a copy of the staff report that was approved by the HPRB. If you have any additional questions, please contact Suzanne Ganschinietz of my staff on 442-4664.

00 JUL 11 P3:57

BZA
Case No. 16600
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO.16600
EXHIBIT NO.22

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Meeting: **<May 25, 2000**

Landmark/District:	**Dupont Circle**	( ) Agenda
Property Address:	**2027 Massachusetts Avenue, NW**	(x) Consent Calendar
H.P.A. Number:	**00-342**	(x) Alteration
Date Received:	**April 6, 2000**	( ) New Construction
		( ) Demolition
Staff Reviewer:	**Suzanne Ganschinietz**	(**x**) Conceptual Review

The applicant, Paul Andresino for Bowie-Gridley Architects, has applied for conceptual design review for a fire stair and elevator at the rear of a property in the Massachusetts Avenue Historic District.

Although the proposed addition is at the rear of the property, it is visible from Q Street, NW. The architect had created a sympathetic new addition that reads as a new structure and relates to the late nineteenth century townhouses that line the north side of Q Street.

The new brick addition is three stories above a raised basement. It reads as a townhouse structure with a stepped gable roof, a painted wood or fiberglass cornice and 4/1 or 1/1 light windows. Projecting out for two stories is a bay with the same architectural detailing, and with chamfered corners. The rear addition sits on a stone base. The details and materials have not yet been worked out.

The staff recommends that the Review Board approve the project in concept and direct the applicant to work with the staff for approval of the design details, and materials and finishes.

DC HPRB
RECEIVED
2000 MAY 11 P 3:57

D.C.-44
APRIL 1980

Memorandum ● Government of the District of Columbia

TO: Steve Raiche
State Historic Preservation Officer

Department, Agency, Office: **BZA**

FROM: **Jerrily R. Kress, FAIA**
Director

Date: JUN - 6 2000

SUBJECT: **BZA Application No.** 16600

The above cited case is hereby referred to the State Historic Preservation Officer for review and report as required by 11 DCMR, Section 508 **of the Zoning Regulations. Please note that the Zoning Regulations provide forty (40) days within which to make your report. The Board may extend this period for an additional 40 days upon written request. Please note further that 11 DCMR. Section 3114 requires that your report be filed at least seven (7) days prior to the date set for the public hearing on this case.**

APPROXIMATE HEARING DATE: Oct. 2000

referralmemos/kjw

BZA Form 2
(Revised 7/17/95)

Docket No. 16600 EB

BEFORE THE BOARD OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

APPLICATION

'00 MAY 25 P1:19
DISTRICT OF COLUMBIA

NOTE: See reverse side of this form for filing instructions, filing fees and information required by the Board

DO NOT MAIL — DO NOT MAIL

TO THE BOARD OF ZONING ADJUSTMENT

Pursuant to Sections 3103 and 3104 of the Zoning Regulations of the District of Columbia, an application is hereby made for the following action: Special exception for construction of an addition to a building for office use in an SP-1 District; Variance from Floor Area Ratio requirement in an SP-1 District; Variance from the limitation on additions to nonconforming structures devoted to conforming uses, which is provided for by Section(s) 508.1, 531.1, and 2001.3(b) and (c) of the Zoning Regulations.

Premises affected are located at 2027 Massachusetts Ave., N.W., (street address)

Lot(s) 21, Square(s) 94, in the District of Columbia, in Zoning District DC/SP-1.

Present use of Property: offices.

Proposed use of Property: offices.

Owner of Property: Union of American Hebrew Congregations.

Address of Owner: 2027 Massachusetts Ave,NW, Washington DC,20036.

State briefly the bases for action sought:

Special exception and variance relief needed to provide handicapped access to all levels of subject building and improved safety for occupants. Elevator that serves all floors to be provided in building addition at notch in northwest corner of existing building. Additional fully enclosed fire stair to be provided as part of interior reconfiguration.

Date: 5/25/00 Signature: Norman M. Glasgow, Jr. (Applicant)*

*The owner of the property for which application is made or his/her authorized agent may file an application. In the event an authorized agent files an application on behalf of the owner, the notice of application shall be accompanied by a letter signed by the owner authorizing the agent to act on his behalf in this appeal.

TO BE NOTIFIED OF HEARING AND DECISION:

'00 MAY 25 P1:19
DISTRICT OF COLUMBIA

Name: Norman M. Glasgow, Jr.
Wilkes Artis, Chartered
Address: 1666 K Street, N.W., Suite 3000, Washington D.C.

Zip Code 20006 Phone No. (202)457-7800

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D. C., ... 5-10-2000

Plat for Building Permit of SQUARE 94 LOT 21

Scale: 1 inch = ...10.... feet Recorded in Book ....13.... page 69

Receipt No. 8599

Furnished to PAUL ANDRESINO

Surveyor, D. C.

By: DA

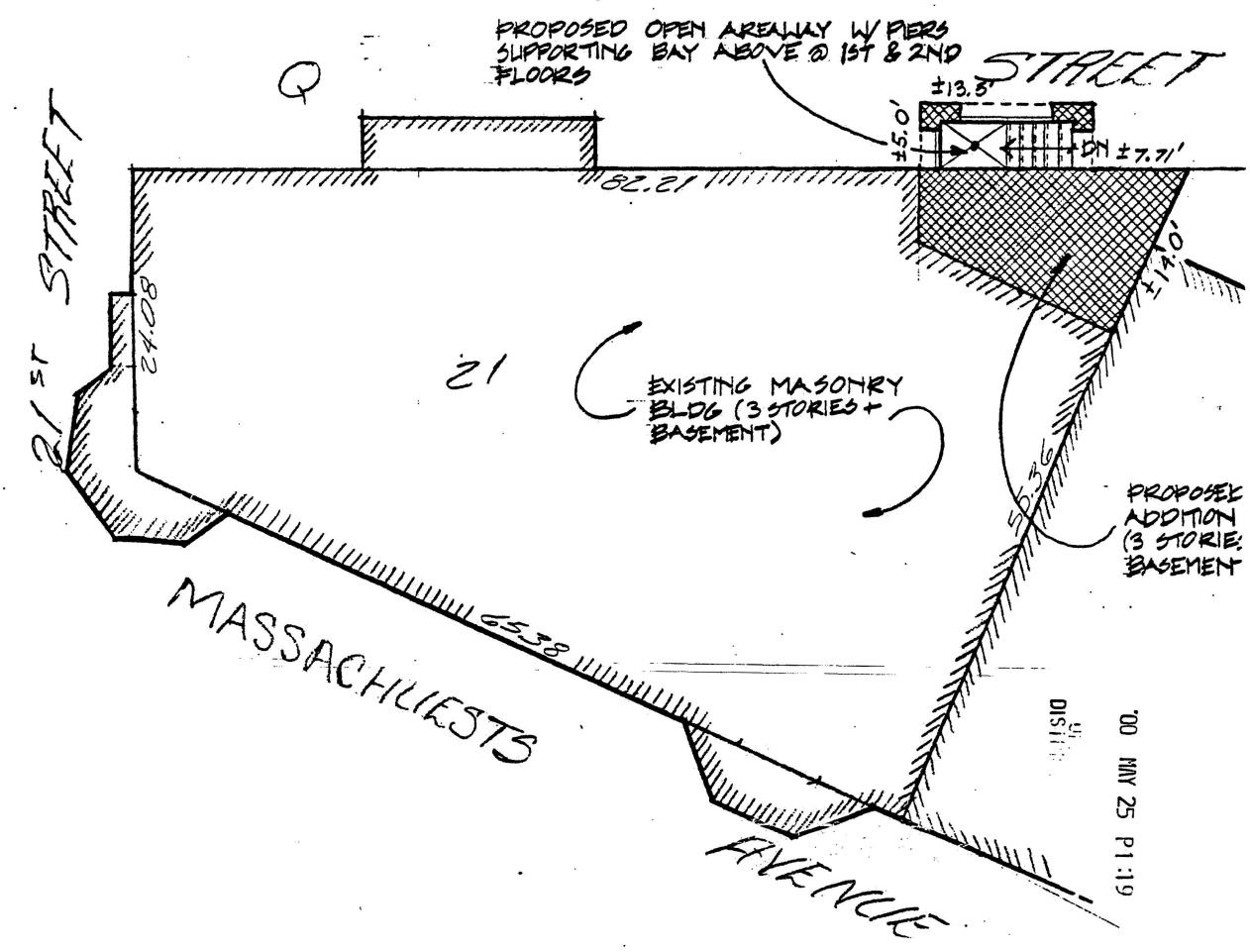
I hereby certify that all existing improvements shown hereon, ar dimensioned, and are correctly platted; that all proposed buildings or co parts thereof, including covered porches, are correctly dimensioned and agree with plans accompanying the application; that the foundation p hereon is drawn, and dimensioned accurately to the same scale as the shown on this plat; and that by reason of the proposed improvements to shown hereon the size of any adjoining lot or premises is not decreased than is required by the Zoning Regulations for light and ventilation; an certified and agreed that accessible parking area where required b Regulations will be reserved in accordance with the Zoning Regulations. area has been correctly drawn and dimensioned hereon. It is further a elevation of the accessible parking area with respect to the Highway approved curb or alley grade will not result in a rate of grade along driveway at any point on private property in excess of 20% for single-fa or flats, or in excess of 12% at any point for other buildings. (The Highway Department permits a maximum driveway grade of 12% acr parking and the private restricted property).

Date 5/11/00

Paul Andresino (BGA)

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



J-93270

BZA Certification Form 1 (Revised 03/30/00)

ZONING SELF-CERTIFICATION FORM

Project Address(es)		
2027 Massachusetts Avenue, N.W.		
Square 94	**Lot(s)** 21	**Zone District(s)** SP-1

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

☐	Use Variance (DCMR 11 - 3103.2)	☒	Area Variance (DCMR 11 - 3103)	☒	Special Exception (DCMR 11 - 3104)

which is provided for by DCMR Title 11 Section No(s).: 508, 531, 2001.3

Pursuant to 11 DCMR 3113.2, the undersigned agent certifies that:

(1) the agent is duly licensed to practice law or architecture in the District of Columbia;
(2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia;
(3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the Board of Zoning Adjustment.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

Owner's Signature	Owner's Name (Please Print)
	Mark J Pelavin, Assoc. Director
Agents Signature	**Agent's Name (Please Print)**
	CALVERT S. BOWIE AIA.

D.C. Bar No. _____ or Architect Registration No. _____

OFFICE OF ZONING DETERMINATION
(DCMR Title 11-3113.2)

Based upon review of the application and self-certification, this application is:

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ DCMR Title 11 - 3113.2; or ☐ DCMR Title 11 Zoning Regulations. Explanation _____
Date:	Signature:

Jerrily R. Kress, FAIA, Director of the Office of Zoning

DISTRICT OF COLUMBIA JAN 25 P 2: