BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Application of
Union of American Hebrew
Congregations

BZA Application No. 16600
Public Hearing: September 19, 2000
ANC 2B

STATEMENT OF THE APPLICANT

I.
Nature Of Relief Sought

This is an application pursuant to 11 DCMR Sections 3104.1 and 3103.2 for a special exception under Section 508.1 for the construction of an addition to an existing building for office use, a variance under Section 531.1 from the floor area ratio ("FAR") requirement and a variance under Sections 2001.3(b) and (c) from the limitation on additions to non-conforming structures devoted to conforming uses in a DC/SP-1 Zone at premises 2027 Massachusetts Avenue, NW (Lot 21 in Square 94).

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II.
Jurisdiction Of The Board

The Board has jurisdiction to grant the requested special exception and variance relief pursuant to §§3104.1 and 3103.2 of the Zoning Regulations.

BZA
Case No. 16600
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO.16600
EXHIBIT NO.29

III.
Background Of The Case

A. Description of the Subject Property

The subject property, Lot 21 in Square 94, is located at 2027 Massachusetts Avenue, NW, at the intersection of Massachusetts Avenue, 21st Street and Q Street, NW. The property is roughly triangular in shape with its southern boundary fronting the north side of Massachusetts Avenue, NW, its northern boundary fronting the south side of Q Street, NW, and its eastern boundary fronting the adjacent property, the Church of Our Savior, at 2025 Massachusetts Avenue, NW. The subject property contains a lot area of 2,804 square feet. The subject property is improved with a three-story brick building that was built circa 1910. The building occupies 8,644 square feet of gross floor area. From the early 1950s, the building served as an art school, a chancery, and, since the early 1960s, as the offices of the Union of American Hebrew Congregations. The site is located in the DCOD/SP-1 Zone and is within the Dupont Circle and Massachusetts Avenue Historic Districts.

B. Description of the Surrounding Area

The subject property is surrounded by a mix of commercial, chancery, office, residential and other uses. A map of the subject property and surrounding properties is included as Exhibit A. As mentioned, the subject

property is bounded to the east by the Church of Our Savior, at 2025 Massachusetts Avenue, NW. Continuing east on Massachusetts Avenue, NW, in Square 94, are two rowhouses and a hotel. Directly south of the subject property, across Massachusetts Avenue, NW, is the Embassy of Indonesia. Adjacent to that embassy are the offices of trade associations, at 2012 and 2010 Massachusetts Avenue, NW, respectively.

Also opposite and to the south of the subject property is the Ritz Carlton Hotel, at 2100 Massachusetts Avenue, NW. Adjacent to that hotel is the Anderson House, the national headquarters and museum building for the Society of the Cincinnati. The State House Apartments Building, at 2122 Massachusetts Avenue, NW, is west of Anderson House.

Square 66, located immediately northwest of the subject property contains the Cosmos Club at 2121 Massachusetts Avenue, NW, the Embassy of India at 2107-2111 Massachusetts Avenue, NW, and the Phillips Collection, located at 2101 Q Street, NW and extending nearly to the middle of the 1600 block of 21st Street, NW.

The Embassy of Morocco is located directly north of the subject property, at 2037 Q Street, NW. To the east of that embassy along the north side of the 2000 block of Q Street, NW, are a number of rowhouses, some of which are utilized as chanceries.

C. Description of the Proposal

The Applicant intends to construct a small three-story addition in the northeasternmost portion of the property, fronting on Q Street, NW. That portion of the property is currently unimproved, a "dead space" created by the unusual configuration of the subject property. A plat of the subject property is attached as Exhibit C. The proposed construction, containing an elevator and fire stair, will add approximately 163 square feet per floor. Zoning calculations and architectural drawings are attached at Exhibit D. Owing to the residential character of the subject building and the neighboring buildings on the north side of Q Street, NW, the proposed addition reads as a townhouse structure.

No space created by the proposed building addition will be devoted for offices. Instead, the amount of space currently devoted for offices in the building will actually somewhat diminish in order to make space available for the new fire stair. There will be no change in use as a result of the proposed addition. The building will maintain the same hours of operation and no increase in staff will occur as a result of this proposal.

IV.
Exhibits In Support Of The Application

Exhibit A: A portion of the Sanborn and Baist Atlases showing the Subject Property outlined in red.

Exhibit B: A portion of the Zoning Map showing the Subject Square highlighted in red.

Exhibit C: Surveyor's Plat of the Subject Property.

Exhibit D: Zoning Calculations and Architectural Drawings.

Exhibit E: Certificate of Occupancy No. B 40377, December 4, 1964.

Exhibit F: Historic Preservation Review Board Staff Report and Recommendation, May 25, 2000.

Exhibit G: Letter from Dupont Circle Conservancy, dated April 27, 2000.

Exhibit H: Outline of testimony of Stuart Bindeman, Representative of Union of American Hebrew Congregations, Applicant.

Exhibit I: Outline of testimony of Architect Paul Andresino, Bowie-Gridley Architects.

V.
The Applicant Meets the Requirements for Special Exception Relief Under Section 508.1 of the Existing Zoning Regulations

Special Exception relief is required from §508 of the Zoning Regulations, regarding office uses in the SP Zones. As the Board is aware, a special exception use is a use pre-deemed compatible with other uses permitted in that particular zoning classification provided that the specific regulatory requirements are met. In reviewing applications for a special exception, the Board's discretion is limited to determining whether the proposed exception satisfies the requirements set forth in the appropriate section. If the Applicant meets its burden, the Board must ordinarily grant the application. *First Baptist Church of Washington v. District of Columbia Board of Zoning Adjustment*, 432 A.2d 695 (1981); *Stewart v. District of Columbia Board of Zoning Adjustment*, 305 A.2d 516, 518 (1973). Through the exhibits, testimony and other evidence before the Board, the

Applicant will establish that it complies with all applicable provisions under the Zoning Regulations.

Under §508.1 of the Zoning Regulations, "construction of a new office building or construction of an addition to a building for office use, or conversion of an existing building to office use, shall be permitted in an SP district if approved by the Board if Zoning Adjustment in accordance with the conditions with the conditions specified in [§3104.1] ... subject to the provisions of this title."(emphasis supplied.) As shall be demonstrated below, the Applicant intends to construct an addition to a building for office use that satisfies the conditions of both §3104.1 and §508.

A. Compliance with Section 3104.1

Under §3104.1, which sets forth the general provisions for special exception relief under the Zoning Regulations, the Board is authorized to grant those special exceptions which, in the judgment of the Board, will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property.

1. Harmony with the Zoning Regulations and Maps

The present application is in harmony with the Zoning Regulations and

Maps. The Applicant, Union of American Hebrew Congregations, has continuously occupied the subject property as offices under a valid certificate of occupancy dated December 4, 1964. (See Exhibit E).

The existing building, containing a 3.08 FAR, exceeds the allowable 2.50 FAR for office use in the SP-1 Zone by .58 FAR. The proposed addition will increase the existing building only by another .24 FAR, for a total proposed FAR of 3.32. The addition is minor in scale and will not increase the intensity of use of the building but only render it handicapped accessible and provide for an additional fire stair for life safety purposes.

2. No Adverse Effect on Neighboring Property

The very small addition proposed for the existing building will not tend to affect neighboring property adversely. The project has been reviewed and approved by the Historic Preservation Review Board ("HPRB") and the Dupont Circle Conservancy. As mentioned above, there will be no increase in the hours of operation or number of employees at the subject property as a result of this proposal. Likewise, the proposed addition has been designed in a manner that is architecturally and historically sensitive to the subject building as well as neighboring properties.

B. Compliance with Section 508

The Application also satisfies the requirements for special exception relief

set forth in §508 of the Zoning Regulations.

508.2 Each application shall be referred to the Office of Planning in accordance with the provisions of §500.6.

The Application has been referred to the Office of Planning. The Applicant met to discuss the present Application with staff of the Office of Planning on August 28, 2000.

508.3 The Use, Height, Bulk and Design Shall be in Harmony with Existing Uses and Structures on Neighboring Property.

The Application is in complete harmony with the use, height, and design of existing neighboring uses and structures. To that end, the Application has received support from the HPRB and the Dupont Circle Conservancy (see Exhibits F and G).

Owing to the subject property's location within two historic districts listed in the District of Columbia Inventory of Historic Sites, the HPRB reviewed the Applicant's proposed addition for its design's consistency with the District of Columbia Historic Landmark and Historic District Protection Act of 1978, DC Law 2-144. At its regularly scheduled monthly meeting of May 25, 2000, the HPRB approved the Applicant's proposal in concept as consistent with the preservation law. (See Exhibit F).

508.4 The Use Shall not Create Dangerous of Other Objectionable Traffic Conditions.

The Application will generate no increase in traffic. The purpose of the proposed addition simply is to provide elevator access and additional fire egress for the existing building.

508.5 The Board may Require Special Treatment in the way of Design, Screening of Buildings, Accessory Uses, Signs and Other Facilities as It Shall Deem Necessary to Protect the Value of Neighboring Property.

The Applicant has engaged in extensive communication and coordination with Advisory Neighborhood Commission ("ANC") 2-B, the HPRB Staff and the Dupont Circle Conservancy in efforts to insure that the proposed project is undertaken in a manner that is aesthetically and historically sensitive and that insures minimal impacts on surrounding properties. The Applicant will continue to coordinate with the HPRB staff on certain design details, materials and finishes.

VI.
The Applicant is Entitled to Variance Relief Under the Zoning Regulations

The Application also satisfies the requirements for variance relief under §531.1, which sets forth permitted FAR in the SP Zones, and §2001.3(b), involving enlargements or additions to nonconforming structures devoted to conforming uses.

A. Variance Relief from Section 531.1

1. The Subject Property is Unique and Affected by an Exceptional Situation or Condition.

The subject property is confronted with certain exceptional conditions. These exceptional conditions include the property's unique triangular shape based on its location at the intersection of 21st Street, Q Street, and Massachusetts Avenue, NW, and the presence of a nonconforming, historic building occupying virtually the entire property.

Owing to the unusual configuration of the subject property as a result of the intersection of three streets, the Applicant is faced with the unusual circumstance of having essentially two public elevations rather than the typical single public elevation. Furthermore, the Applicant is faced with the additional unusual circumstance of having a non-conforming historic structure occupy virtually the entirety of this unusual subject property. The presence of a historic, nonconforming building, combined with the unusual shape of the lot and building, the building's intact interior and the need to provide handicap access and life safety ingress and egress most certainly constitute uniqueness with respect to the property.

2. The Strict Application of Section 531.1 Would Result in a Practical Difficulty.

A strict application of the FAR limitations of §531.1 would result in a practical difficulty for the Applicant's project. The Applicant's project is intended to provide handicap access to the building's various floors by way of an elevator. Likewise, the Applicant plans to add a second stair well for emergency egress purposes. Owing to the unique configuration of the property, the extensive lot coverage of the historic, nonconforming building, and the necessity for the addition to join with the existing building in as seamless fashion as possible, the Applicant has no alternative in its choice of location of the addition. The small "dead space" in the northeasternmost portion of the subject property selected for the addition is essentially the only opportunity the Applicant has in order to place such an addition.

The difficulties created by the location, massing and other aspects of the existing historic building are valid considerations for the Board to consider in determining the practical difficulty faced by the Applicant. "It makes no practical difference whether the inability to use property in accordance with zoning regulations stems from topographical conditions of the land itself or from the existence of a structure on the land." *Clerics of St. Viotor, Inc. v. District of Columbia Board of Zoning Adjustment*, 320 A.2d 291, 294.

3. Relief Can Be Granted Without Substantial Detriment to the Public Good and Without Impairing the Intent, Purpose and Integrity of the Zone Plan.

The Applicant proposes to construct an addition to its office space that contains an elevator and additional fire stair. These elements enhance both the ingress and egress of the building. No addition of office space is being undertaken with this very small building addition project despite the nominal increase in FAR. Instead, as discussed above, the building addition will actually result in a decrease in the amount of FAR devoted specifically to offices in the building so as to make room for both the elevator and the additional stair well.

Likewise, the public good and integrity of the Zone Plan are additionally being protected by the numerous community and historic preservation-related reviews the Applicant has undergone. These reviews have insured architectural and historical integrity and have resolved such important neighborhood issues as signage and property maintenance.

Essentially, denial of the variance relief here requested will result in the building remaining unequipped for handicap access to the upper floors as well as without a secondary means of emergency egress.

B. Variance Relief from Section 2001.3

Section 2001.3 of the Zoning Regulations permits enlargements and additions to be made to nonconforming structures devoted to conforming uses, such as that involved in the present Application, provided certain enumerated

elements are met, namely: (a) the structure shall conform to percentage of lot occupancy requirements; (b) the addition or enlargement itself shall conform to use and structure requirements; and (c) the addition or enlargement shall not increase or extend any existing nonconforming aspect of the structure, and shall not create any new nonconformity of structure and addition combined.

The present Application satisfies two of the three above-listed elements. As the percentage of lot occupancy requirements do not apply in the SP-1 Zone except to buildings devoted to residential uses, the proposed addition satisfies the first element. Likewise, the addition conforms to all use and structure requirements. Because the addition will extended the building's nonconformity with the FAR limitation in the SP-1 Zone, the Applicant requests variance relief from §2001.3.

1. The Subject Property is Affected by an Exceptional Situation or Condition.

As discussed above, the subject property is confronted with certain exceptional conditions, including the property's unique triangular shape resulting from its location at the intersection of 21st Street, Q Street, and Massachusetts Avenue, NW, and the presence of a nonconforming, historic building occupying virtually the entire property.

2. The Strict Application of the Zoning Regulations Would Result in a Practical Difficulty.

Owing to the unique configuration of the property and the FAR already occupied by the historic, nonconforming building, the Applicant is faced with a practical difficulty in complying with §2001.3(c) which prohibits any addition or enlargement from increasing or extending any nonconforming aspect of the existing structure. Simply, with regard to FAR, it would not be possible for the Applicant to build an above-grade addition of any size to its existing nonconforming building without violating the prohibition of §2001.3(c).

3. Relief Can Be Granted Without Substantial Detriment to the Public Good and Without Impairing the Intent, Purpose and Integrity of the Zone Plan.

As stated above, the Applicant proposes to construct an addition to its office space that contains an elevator and additional fire stair. These elements enhance both the ingress and egress of the building. No addition of useable office space is being undertaken with this very small building addition project despite the nominal increase in FAR. Instead, the building addition will actually result in a decrease in the amount of FAR devoted specifically to offices in the building so as to make room for both the elevator and the additional stair hall.

Likewise, the public good and integrity of the Zone Plan are additionally being protected by the numerous community and historic preservation-related reviews the Applicant has undergone. These reviews have insured architectural

and historical integrity and have resolved such important neighborhood issues as signage and property maintenance.

Essentially, denial of the variance relief here requested will result in the building remaining unequipped for handicap access to the upper floors as well as without a secondary means of emergency egress.

VII.
Witnesses

A. Stuart Bindeman, Representative of the Applicant, Union of American Hebrew Congregations.

B. Paul Andresino, Project Architect, Bowie-Gridley Architects.

VIII.
Conclusion

For the reasons stated above, the requested relief meets the applicable standards of special exception and variance relief under the Zoning Regulations. The Applicant therefore requests that the Board grant the application.

Respectfully submitted,

WILKES ARTIS, CHARTERED

By _____
Norman M. Glasgow, Jr.

_____
Dennis R. Hughes

1666 K Street, N.W., Suite 300
Washington, D.C. 20006
(202) 457-7800

September, 2000



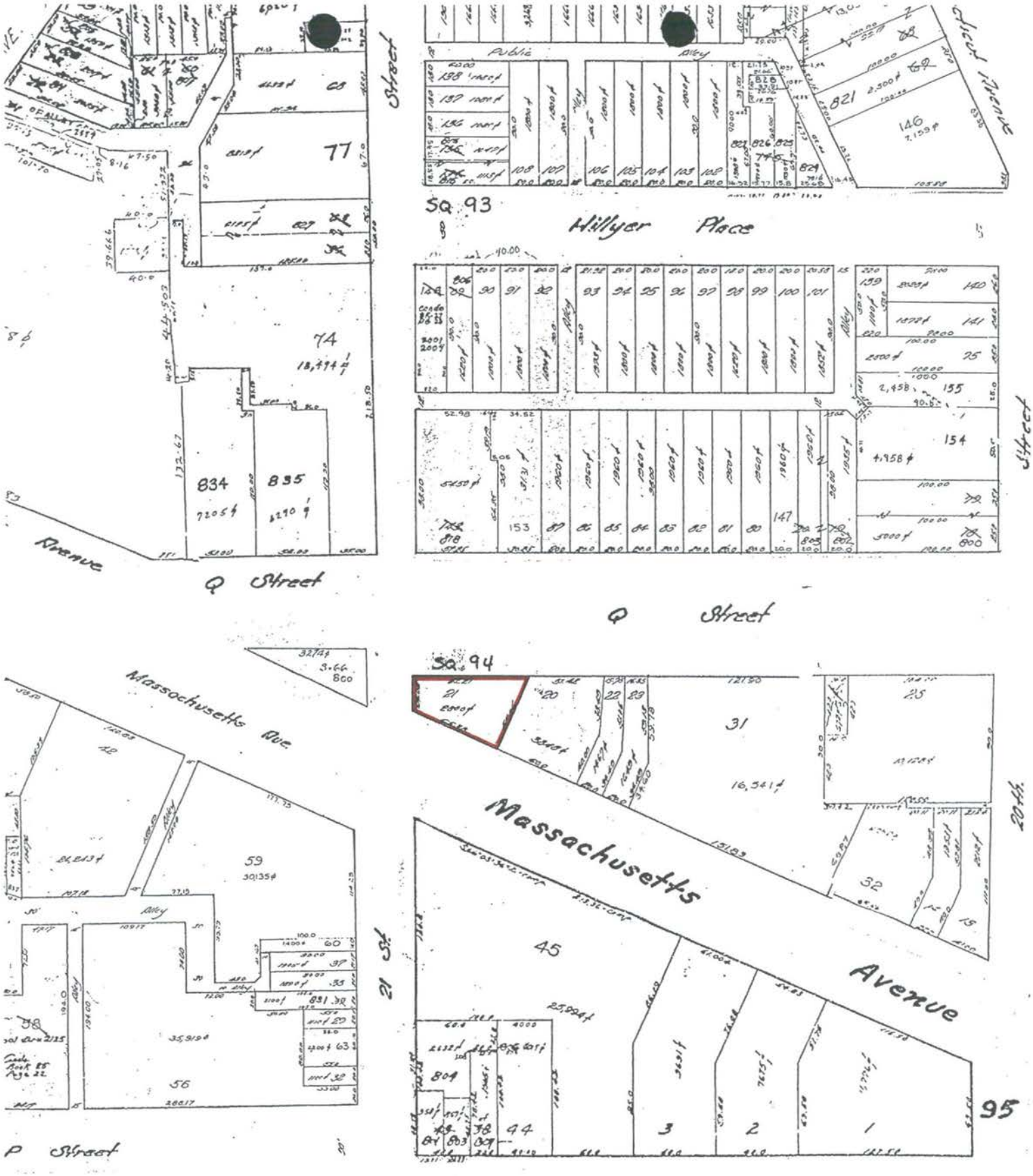
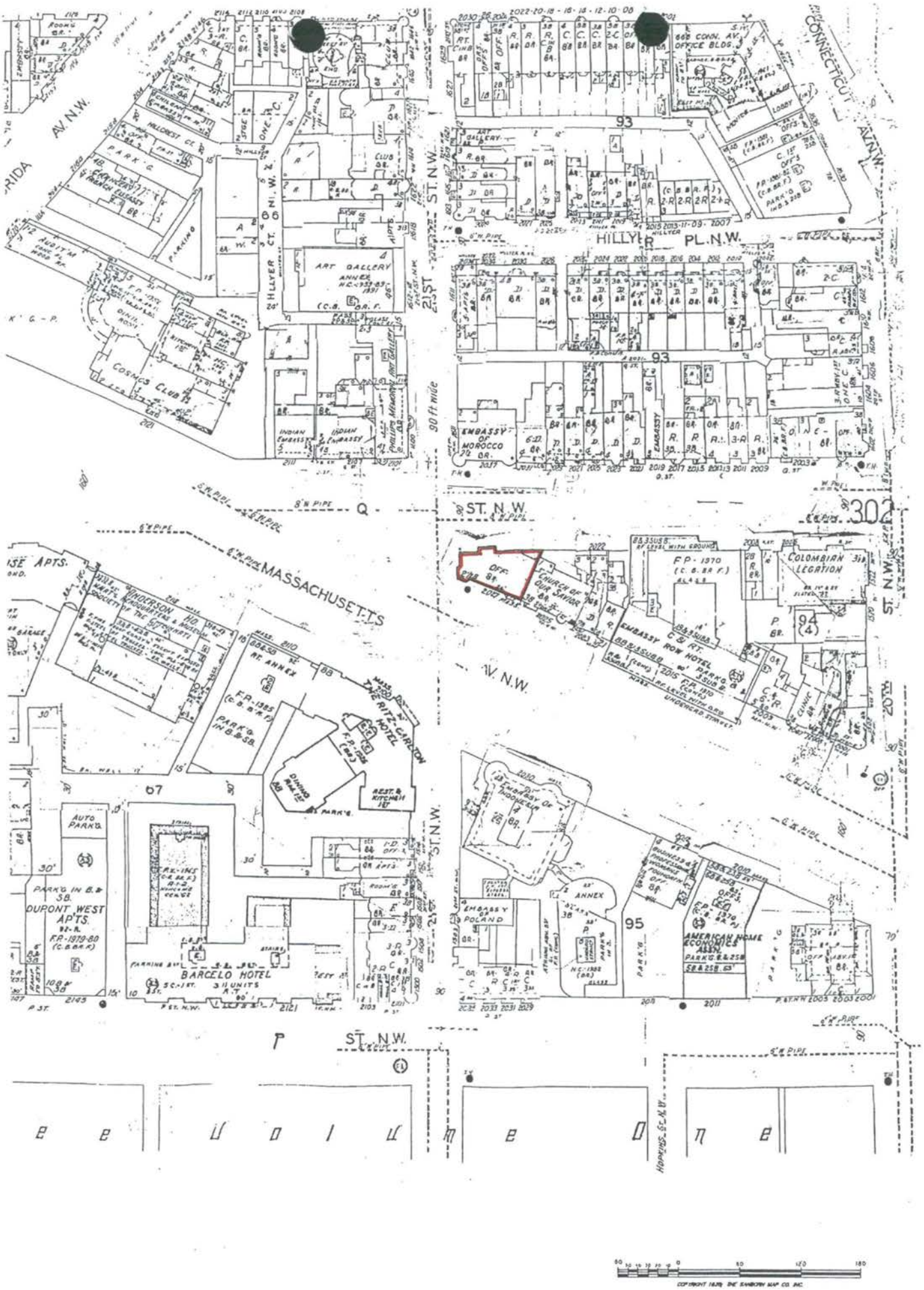
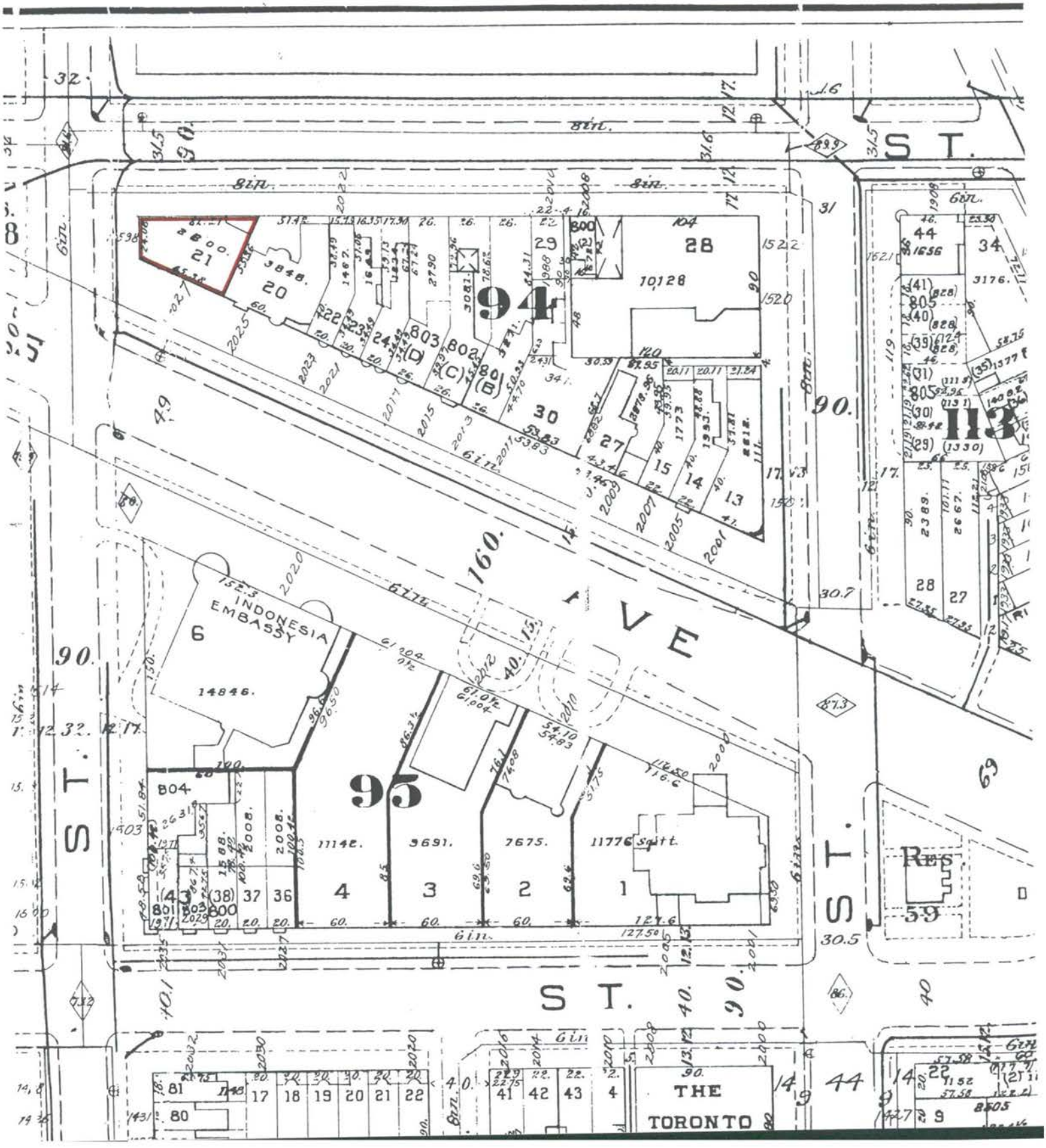
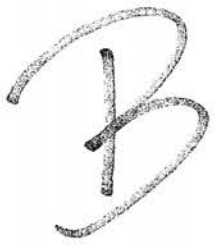

Sq 93
Hillyer Place
Q Street
Sq 94
Massachusetts Ave
P Street
P ST.

Exhibit A



COPYRIGHT 1979 THE SANBORN MAP CO. INC.


94
95
113
160. AVE
S T.
INDONESIA EMBASSY
14846.
11142.
9691.
7675.
11776 sq ft.
THE TORONTO
Res
59



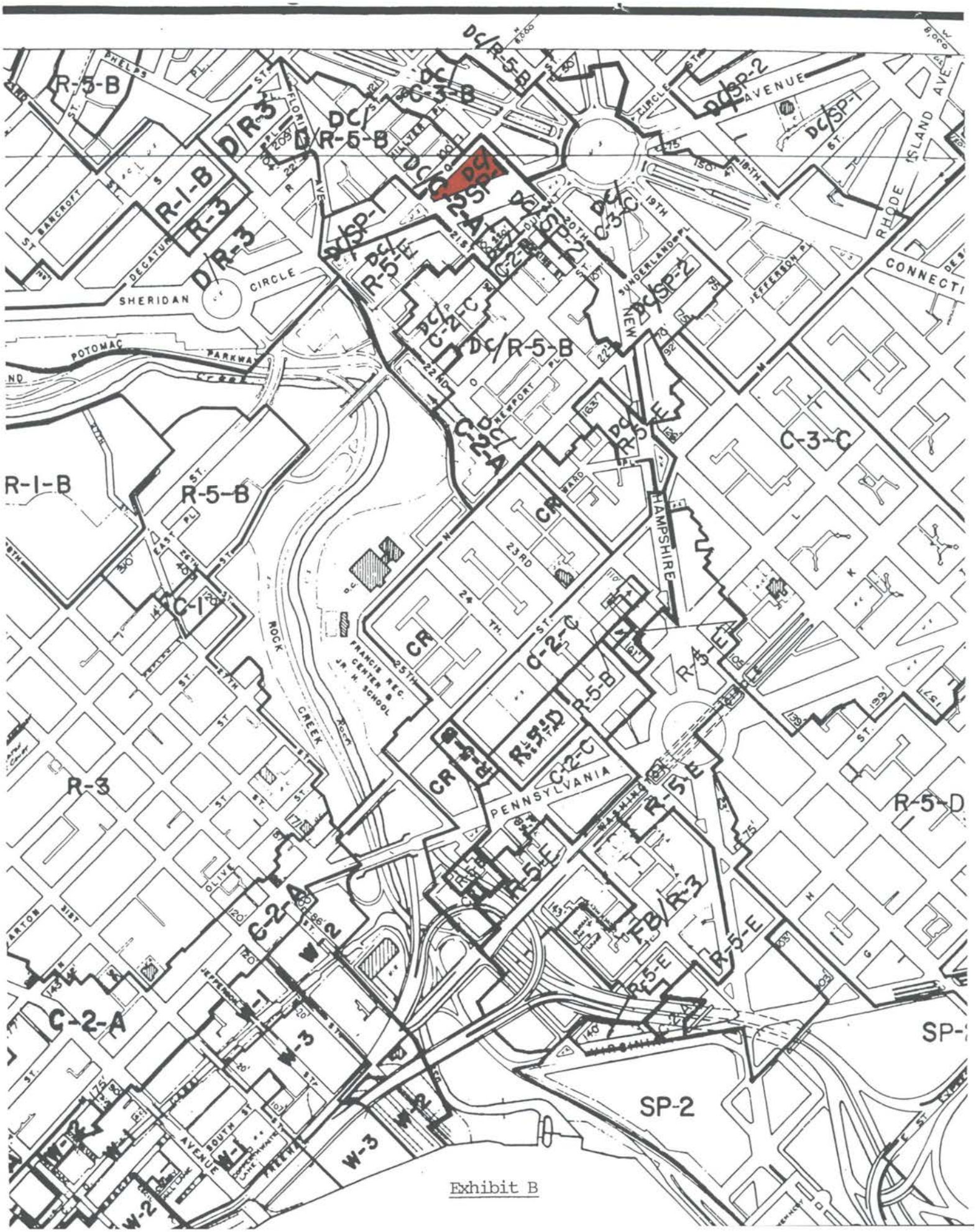

R-5-B
R-1-B
R-3
D/R-3
DC/R-5-B
DC/SP-1
DC/SP-2
DC/R-5-E
C-2-A
C-2-C
C-3-C
C-1
R-5-E
R-5-D
FB/R-3
W-1
W-2
W-3
SP-2
CR
SHERIDAN CIRCLE
DECATUR
POTOMAC PARKWAY
ROCK CREEK
FRANCIS REC. CENTER & JR. H. SCHOOL
PENNSYLVANIA
NEW HAMPSHIRE
RHODE ISLAND AVE.
CONNECTICUT
SOUTH ST.
23RD ST.
24TH ST.
25TH ST.
EAST PL.
NEWPORT PL.
SUNDERLAND PL.
JEFFERSON PL.

Exhibit B



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

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

Plat for Building Permit of SQUARE 91 LOT 21

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

Receipt No. 8599

Furnished to PAUL C. ANDRESINO

Surveyor, D. C.

By: DA

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

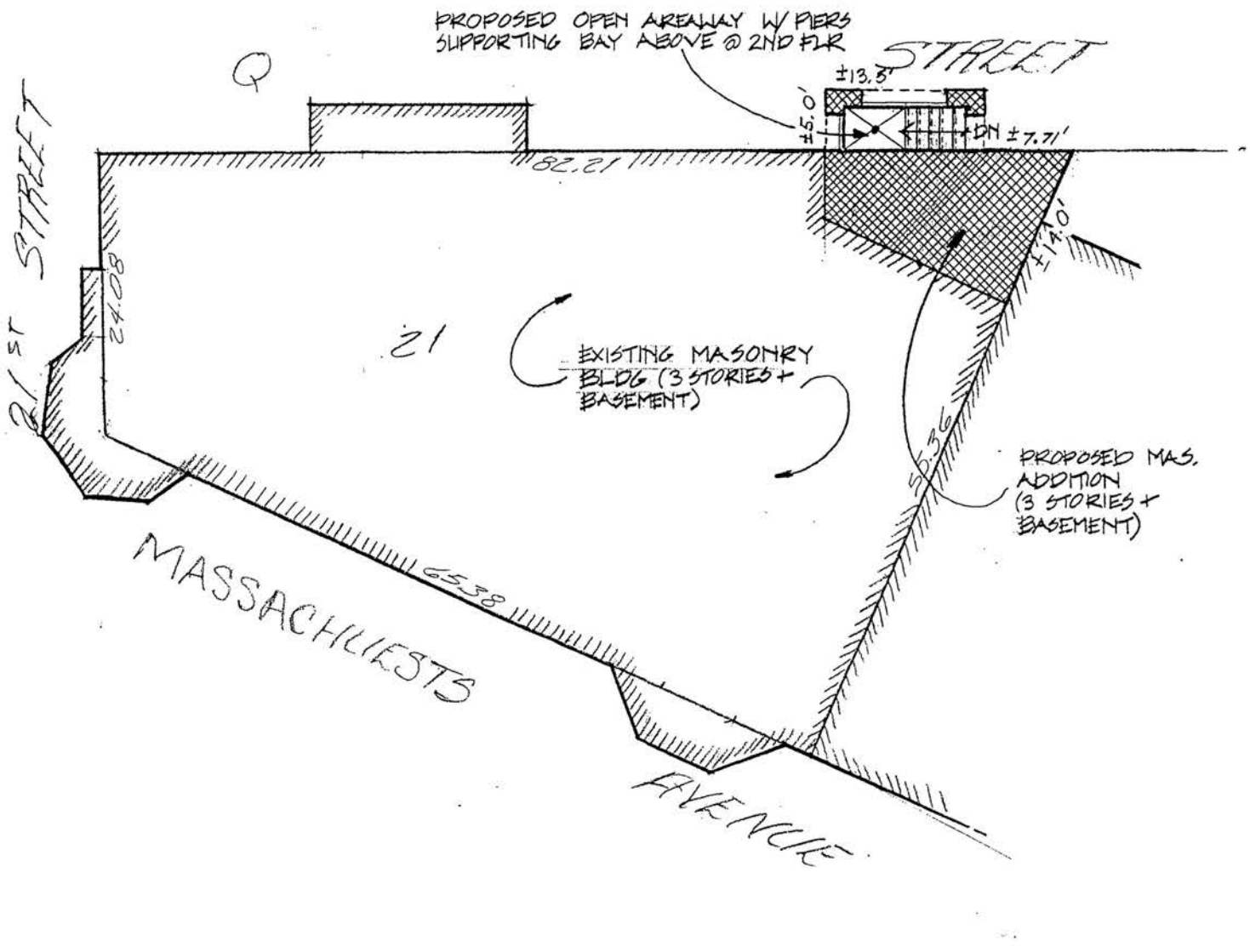
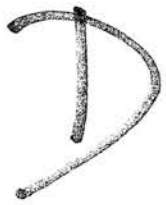


Exhibit C



BOARD OF ZONING ADJUSTMENT NO. 16600

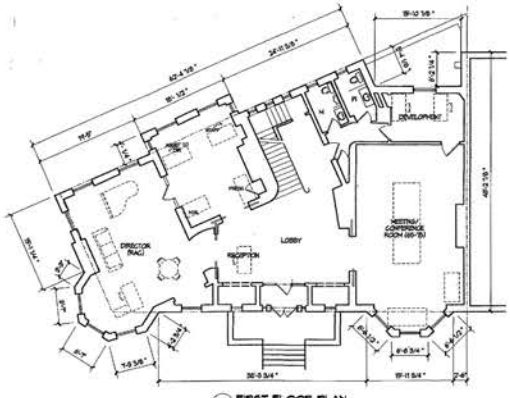
Application of Union of American Hebrew Congregations
September 19, 2000

ZONING CALCULATIONS:

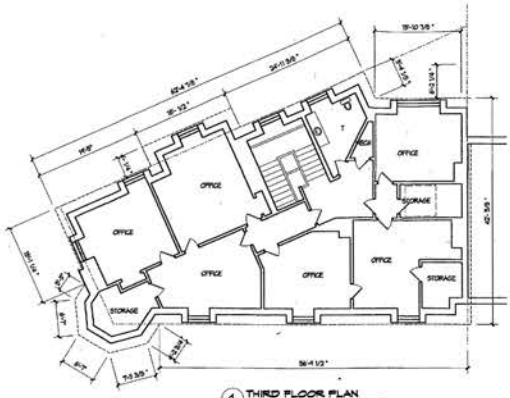
Address	2027 Massachusetts Avenue, N.W. Washington, D.C.
Legal address:	Lot 21, Square 94
Zoning:	SP-1 Special Purpose: Medium Density Residential with Limited Office
Site area:	2,804 sq ft
Zoning area:	EXISTING CONDITIONS: Bsmt 1,104 gsf (Based on % of perimeter) First 2,635 gsf Second 2,635 gsf Third 2,270 gsf TOTAL 8,644 gsf W/PROPOSED ADDITION (+163 sq ft) Bsmt 1,267 gsf First 2,798 gsf Second 2,798 gsf Third 2,433 gsf TOTAL 9,296 gsf
FAR Calculation:	2.5 allowed for office use 2,804 site x 2.5 = 7,010 gsf (allowed as of right) 8,644 existing (FAR is 3.08 for existing building) 9,296 proposed (FAR is 3.32 w/proposed addition)
Lot Occupancy:	NA for office (Not more than 80% for residential)
Parking:	• No spaces required, no spaces provided (9 spaces on public space) • Applicant has received a Parking and Loading waiver from HPRB based on historic nature of building
Height(400.1):	65' (no limit to number of stories) (existing building is 3 stories)

209358

Exhibit D



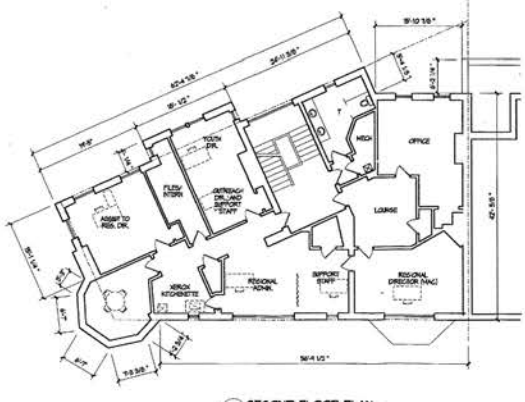
2 FIRST FLOOR PLAN



4 THIRD FLOOR PLAN



1 BASEMENT PLAN



5 SECOND FLOOR PLAN

RELIGIOUS ACTION CENTER

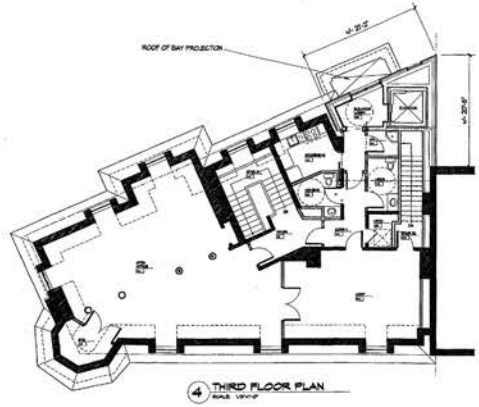
2027 MASS. AVE NW
ZONING AND SCHEMATIC DESIGN
MAY 19, 2000

BGA Bowie-Gridley Architects
Washington, D.C.

EXISTING FLOOR PLANS



2 FIRST FLOOR PLAN



4 THIRD FLOOR PLAN



1 BASEMENT PLAN



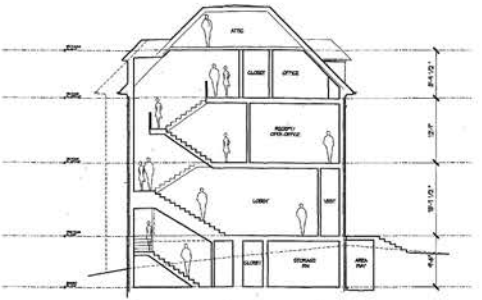
3 SECOND FLOOR PLAN

RELIGIOUS ACTION CENTER

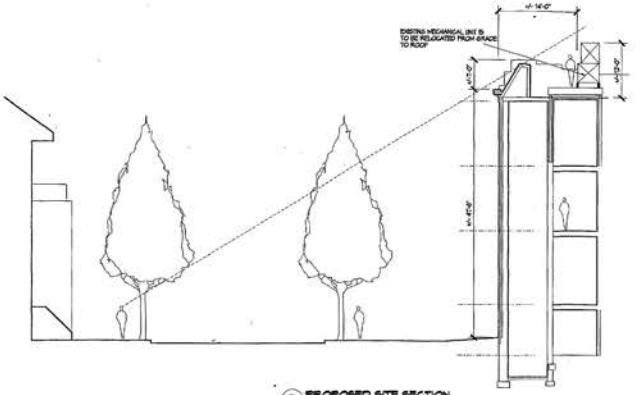
2027 MASS. AVE NW
ZONING AND SCHEMATIC DESIGN
MAY 19, 2000

DGA Bowie-Gridley Architects
Washington, D.C.

PROPOSED FLOOR PLANS



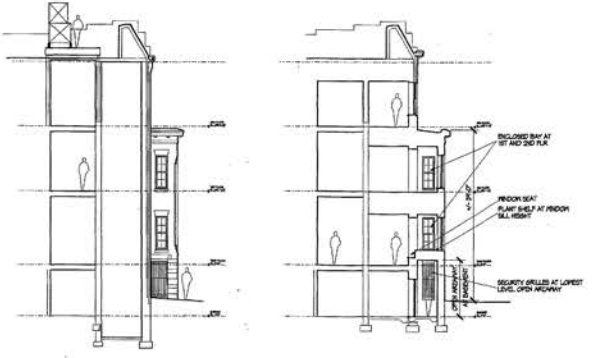
1 EXISTING BUILDING SECTION



2 PROPOSED SITE SECTION



3 PROPOSED ELEVATION



A THRU ELEVATOR (N/ SIDE ELEV OF BAY)

B SECTION THRU BAY

4 PROPOSED SECTIONS

RELIGIOUS ACTION CENTER

2027 MASS. AVE NW
ZONING AND SCHEMATIC DESIGN
MAY 19, 2000

Bowie-Gridley Architects
Washington, D.C.

ELEVATION/SECTIONS

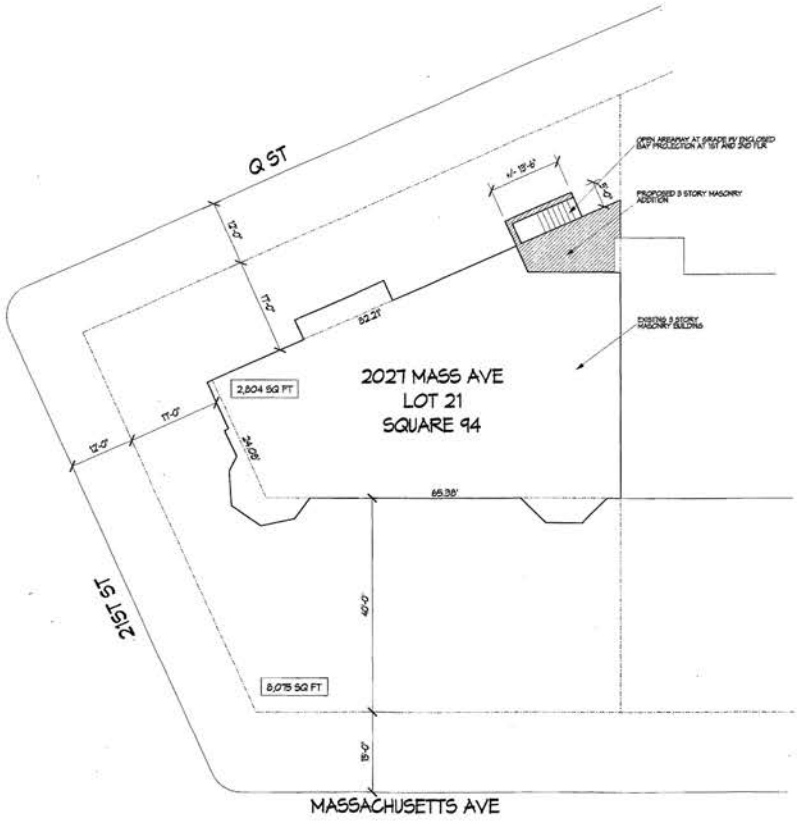


RELIGIOUS ACTION CENTER

2027 MASS. AVE NW
ZONING AND SCHEMATIC DESIGN
MAY 19, 2000

BGA Bowie-Gridley Architects
Washington, D.C.

PROPOSED ELEVATION
SCALE 1/4"=1'-0"



RELIGIOUS ACTION CENTER

2027 MASS. AVE NW
ZONING AND SCHEMATIC DESIGN
MAY 19, 2000

BGA Bowie-Gridley Architects
Washington, D.C.

SITE PLAN
SCALE: 1"=8'-0"



Form U P-401 **CERTIFICATE OF OCCUPANCY** No. B 49377

Washington, D.C., DEC. 4TH, 1964

Permission is hereby granted to UNION OF AMERICAN HEBREW CONGREGATIONS

to use the 1ST, 2ND & 3RD floor(s) of the building located on Lot 28 Square 94

known as premises 2027 MASSACHUSETTS AVENUE, N. W. for the following

purpose(s): OFFICES

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another portion of premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

DEPT. OF LICENSES & INSPECTIONS, CERT. OF OCC. OR SQ.

SEE IMPORTANT NOTICE ON REVERSE SIDE HEREOF

OFFICE COPY

ZONE R-5-D FEE $ 10.00

Chief, Permit Branch

By [signature] Permit Clerk

Exhibit E

F

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.

Exhibit F



Suzanne Kilgore

2441 P Street NW Washington, DC 20007
PH 202.965.2441
Ofc 202.387.7220 Fax 202.387.7713

August 22, 2000

Mr. Paul Andresino
Bowie-Gridley Architects
1010 Wisconsin Avenue NW
Washington, DC 20007 Via Fax: 202.337.2626

Re: Presentation of the Religious Action Center Design to the Dupont Circle Conservancy

Dear Paul:

The Dupont Circle Conservancy is satisfied with the plans for the Religious Action Center at 2027 Massachusetts Avenue NW.

The design was first reviewed on a preliminary basis at our April 11, 2000 meeting and then again at the May 9, 2000 meeting. We found the overall concept admirable and appreciate that you were willing to work further with us on amending the window design, shed roof over the doorway and bracket detail.

The Minutes of our June 13, 2000 Meeting reflect that the Monitor for your project reported back to the Conservancy that our concerns had been addressed and that you would be moving forward with a mutually satisfactory design for the project.

We thank you for your consideration and look forward to working with you in the future.

Kindest regards,

Suzanne Kilgore
Secretary
Dupont Circle Conservancy

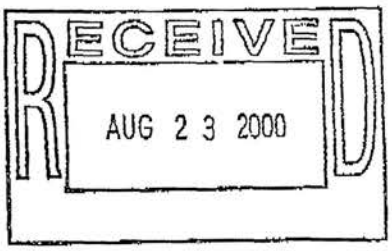


Exhibit G



BOARD OF ZONING ADJUSTMENT
APPLICATION No. 16600

Outline of Testimony of Stuart Bindeman,
Representative of Applicant
Union of American Hebrew Congregations

I. INTRODUCTION

II. DESCRIPTION OF PROPOSED CONSTRUCTION

A. Provides Life Safety/Disabled Ingress/Egress
B. No Expansion of Office Space
C. No Change in Hours of Operation or Intensity of Use

III. VARIANCE AND SPECIAL EXCEPTION RELIEF IS NEEDED TO CONSTRUCT PROJECT

IV. NO ADVERSE IMPACTS

V. COMMUNITY SUPPORT

Exhibit H



BOARD OF ZONING ADJUSTMENT
APPLICATION No. 16600

Outline of Testimony of
Architect Paul Andresino
Bowie-Gridley Architects

I. INTRODUCTION AND PROFESSIONAL QUALIFICATIONS

II. SITE AND LOCATION DESCRIPTION

A. Overview of Site, Surrounding Area and Land Use
Site Planning – size, configuration, historic preservation

III. PROJECT DESIGN

A. Overview of Project – Incorporate Elevator and Additional Stair
B. Review of Mass and Height of Addition
C. Floor Plans
D. Historic Preservation

IV. COMMUNITY SUPPORT

A. Historic Preservation Review Board
B. Advisory Neighborhood Commission 2-B
C. Dupont Circle Conservancy

IV. CONCLUSION

Exhibit I