CAPITOL HILL RESTORATION SOCIETY
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SEP 18 P4:30
OFFICE OF ZONING
DISTRICT OF COLUMBIA

BZA No. 16601
New Jersey Avenue, K, L, and 2nd Streets, SE
All of Square 741, with exception of Lot 19
Zone: C-3-C
Hearing Date: 10/19/00 PM

September 18, 2000

Board of Zoning Adjustment,
Room 210
441 4th Street, NW
Washington, DC 20001

The Capitol Hill Restoration Society SUPPORTS the above referenced application.

The Capitol Hill Restoration Society is a civic association with a current membership of over 950. The Society's interest district is defined in its bylaws and includes the premises involved in this application.

The Zoning Committee of the Capitol Hill Restoration Society considered the application on September 14, 2000. A quorum was present. Developer Robert Holland and attorney Norman Glasgow of Wilkes Artis represented NJA Development Partners, the applicants.

The application.

This is an application for a variance from the requirement to use Transferable Development Rights (TDRs) to construct an apartment house in the Capitol South Receiving Zone. Relief from the need to use TDRs is sought only for the apartment portion of the project.

The site is zoned C-3-C, allowing building height of 90 feet and a floor area ratio (FAR) of 6.5. More importantly, the site is in the Capitol South Receiving Zone. Sites in receiving zones may be developed to a height of 130 feet and a FAR of 10.0 with the use of TDRs. The north portion of the proposed building would be an apartment house with 371 units; the south portion would be a hotel. The various FARs would be 10.0 for the apartment house, 8.72 for the hotel, and 9.64 overall. NJA will purchase TDRs for the hotel, but seeks relief from the need to do so for the apartment house. NJA represents that residential construction is more expensive than office construction and will not occur without greater incentive. Therefore, NJA seeks to build the apartment house to the greater density permitted in the Receiving Zone, but without having to use TDRs.

BZA
Case No. 16601
Exhibit No. 33

Board of Zoning Adjustment
District of Columbia
CASE NO.16601
EXHIBIT NO.33

Discussion.

The Committee believes that NJA makes a persuasive case for practical difficulty arising from the use of TDRs to build a residential building in a receiving zone.

The Committee took no position on the application for a special exception for multiple roof structures and for a variance from the residential recreational space requirement.

The Committee notes the support of the Office of Planning for "an unexpected opportunity to begin the development of a mixed-use neighborhood in an area that has been targeted for revitalization for several decades."

We are pleased to submit these views for your consideration.

Lyle R. Schauer
Zoning Committee Chair