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June 19, 2001

VIA HAND DELIVERY

RECEIVED
D.C. OFFICE OF ZONING
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Ms. Sheila Cross Reid
Chairperson
District of Columbia Board of
Zoning Adjustment
Room 210
441-4th Street, N.W.
Washington, D.C. 20001

Re: Application of The Phillips Collection, *et al.*
BZA Case No. 16618

Dear Ms. Reid:

Enclosed please find 15 copies of the revised plans for the proposed expansion of The Phillips Collection. An up-dated zoning computation analysis is also enclosed. The plans are consistent with Exhibit A to the parties' Neighborhood Cooperation Agreement submitted on June 15th.

We will be prepared at explain how the revised development plan differs from the original proposal on June 26th. In summary, however, the revisions indicate that The Phillips will not require a special exception for a roof structure or a variance for excess lot occupancy; the magnitude of the FAR variance requested has been materially reduced.

BZA
Case No. 16618
Exhibit No. 166

Board of Zoning Adjustment
District of Columbia
CASE NO.16618
EXHIBIT NO.166

Thank you for your consideration. Please do not hesitate to call me on 202-463-8282 if you have any questions in this regard.

Sincerely,

HAMILTON AND HAMILTON, LLP

Michael A. Cain

MAC:rhs
Enclosures

cc: David S. Julyan, Esq.
Stephen Cochran, Office of Planning
Vince Micone, ANC 2B
Steven N. Gell, Esq.
Peter R. Kolker, Esq.
Christopher H. Collins, Esq.
Steven R. Johnson, Esq.
Jay Gates

ZONING ANALYSIS

Includes the Carriage House Lot and **Excludes** the original Phillips Mansion on Lot 74 but located within the SP-1 Zone

		CARRIAGE HOUSE	GOH ANNEX	ALLEY ***	1618 21ST	TOTAL
1	Lot Number (all properties in Square 66)	819	74	74	827	
2	Zoning Caregory	R-5-B	R-5-B	R-5-B	R-5-B	
3	Lot Area (sf) **	1,587	8,563	3,206	6,125	19,481
4	Allowable Lot Coverage (sf)					
	60% @ R-5-B	x .60	x .60	x .60	x .60	
		952	5,138	1,924	3,675	11,689
5	Actual Lot Coverage (sf) **	1,587	6,164	0	0	7,751
6	Available Lot coverage (sf)	-635	-1,026	1,924	3,675	**3,938**
7	Proposed Additional Lot Coverage (sf)	0	670	0	3,188	**3,858**
8	**Net Surplus Lot Coverage**					**80**
9	Allowable F.A.R. (sf)					
	1.8 @ R-5-B)	x 1.8	x 1.8	x 1.8	x 1.8	
		2,857	15,413	5,771	11,025	35,066
10	Actual F.A.R. (sf) **	3,174	21,971	0	0	25,145
11	Available F.A.R. (sf)	-317	-6,558	5,771	11,025	**9,921**
12	Proposed Additional F.A.R. (sf) ****	0	670	0	10,068	**10,738**
13	**Net Surplus F.A.R.**					**-817**

** All existing values based on information included in 4-17-87 Phased II Annex Construction Documents revised to include proposed 618 sf Kitchen addition.

*** Includes Alley sf in R-5-B zone only (3,206 sf in R-5-B + 689 sf in SP-1 = 3,895 total Alley sf)

**** Includes 504 sf at 1618 21st Street Mezzanine Level

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