GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman
Director

DATE: October 19, 2001

SUBJECT: BZA Application 16631 – Supplement II

APPLICATION

This revised application from the Alliance Francaise requests the following zoning relief in accordance with Title 11 of the District of Columbia Municipal Regulations (DCMR), Zoning:

- A special exception under Section 206.1 for continuation of a private school in a former residence located at 2142 Wyoming Avenue, N.W., with a stall and/or teacher residence on the second floor of an accessory garage, in an R-3 zoning district pursuant to Section 3104.1.
- A variance from Section 2500.5 to establish a single-family dwelling on the second floor of an accessory garage pursuant to Section 3103.2.

SUMMARY RECOMMENDATION

The Office of Planning recommends conditional approval of the requested special exception, subject to the following conditions:

- The maximum number of student and/vsitors allowed on-site at any time shall not exceed seventy;
- The maximum number of teachers and staff on-site at any time shall not exceed ten; and
- The applicant shall return to Board of Zoning Adjustment (BZA) to update the approved special exception when the stated total number of students, teachers and staff on-site at any one time is anticipated to increase by 10% or more.

Staff also recommends approval of a use variance to allow an apartment for a private school caretaker or teacher to be established in the accessory garage.

Board of Zoning Adjustment
District of Columbia
CASE NO.16631
EXHIBIT NO.60

BZA
Case No. 16631
Exhibit No. 60

SITE AND AREA DESCRIPTION

The subject property at 2142 Wyoming Avenue, N.W., is developed with a three-story masonry row building with approximately 4,920 square feet (not including the basement) and a 1,024 two-story masonry carriage house, in deteriorated condition, used as a garage. The principal row building was constructed in 1911 as a residence. The carriage house shares a common wall along the eastern property line with another carriage house (garage) on the property at 2140 Wyoming Avenue, N.W. The subject property is zoned R-3 and located in the Sheridan-Kalorama Historic District.

Wyoming Street, N.W., is a narrow tree-lined street with parking on both sides. Some sections of the street are signed for diplomatic parking in front of the nearby embassies and chanceries. Properties to the east and west are developed with three and four-story attached and semi-detached row buildings, used as residences and a school. West of the subject property is the Embassies of Barbados (2144 Wyoming Avenue, N.W.) and Sri Lanka (2148 Wyoming Avenue, N.W.). Surrounding properties are zoned R-3 and R-5-D along Connecticut Avenue, N.W. Properties across Wyoming Avenue, N.W., are developed with other three-story masonry embassy and chancery buildings and low-rise apartment buildings. These properties are zoned R-1-B, R-1-B-D and R-5-D along Connecticut Avenue, N.W.

Access to the garage is from Tracy Place, a narrow alley that is ten to fifteen-feet wide. Parking is allowed along the south side of the alley, next to masonry apartment buildings, four-to-nine stories in height. These properties are generally zoned R-5-B.

APPLICANT'S PROPOSAL

The applicant, the Alliance Francaise, would like to renovate the garage second floor into a caretaker's residence. The Alliance Francaise of Washington is part of a worldwide federation of 1,300 alliances established to promote the French language and culture. To this end, the Alliance offers language classes led by teachers for whom French is their first language. Classes are held during the day and into the evening as late as 10:00 p.m. though the week and on weekends.

The language school has grown over the years. Currently, there are a total of twenty teachers and 300-400 students, however no more than eight teachers and seventy students are on-site at any time. Most students are adults that work for corporations and foreign services and 70%-80% attend at night. Approximately 80% of the study population is from the United States. Laurent Mellier, the current Executive Director, also estimated that 60% of the students attend by public transportation and 40% drive themselves.

The Alliance also hosts a wide range of cultural activities on-site including receptions, exhibitions, public speakers and other social events. In a letter dated May 21, 1998, former Director Daniel Blondy stated "... we would like to be able to house a staff person on premises

for security reasons, given the fact that we conduct our activities ... at hours that are sometimes quite late."

The applicant provided a survey plat of the existing property with the application. At the request of OP staff, preliminary architectural plans and elevations for the garage renovation, and an area parking survey were also provided.

EXISTING ZONING AND RELIEF REQUESTED

The property is zoned R-3. Section 206.1 of the Zoning Regulations states that:

> "Use as a private school, but not including a trade school, and residences for teachers and staff of a private school, shall be permitted in an [R-3] District if approved by the Board of Zoning Adjustment in accordance with the conditions specified in §[3104] of chapter 31 of this title, subject to the provisions of this section."

Section 2500.5 also states:

> "In an [R-3] ... district, an accessory private garage may have a second story used for sleeping or living quarters of domestic employees of the family occupying the main building."

On May 19, 1970, the BZA approved application 10379 to allow establishment of the Alliance Francaise language school, library, club and accessory offices in the former dwelling on the subject property (Exhibit 1). The request included utilizing the third floor in the principal buildings as living quarters for a caretaker and their family. According to the hearing minutes, the applicant also indicated that part of the third floor would be used for storage related to the school.

At that time, the language school held five classes, Monday through Thursday and Saturday morning, for approximately 100 students. Friday classes were being considered. The request also referred to library and club uses (associated with on-site cultural activities where alcohol would be served) that would be accessory to the primary school use. The applicant sought a variance from the requirement to provide four parking spaces. They stated that the carriage house had been used as a garage in earlier years with a second-floor apartment for the chauffeur. Providing these spaces required clearing the rear of the property and neighboring property owners requested that the carriage house remain. The final BZA Order allowed the establishment of the proposed uses with two on-site parking spaces in the carriage house.

On June 11, 1999, Edgar T. Nunley, Chief of the Zoning Review Branch, sent a letter to the BZA stating that a request to establish an additional use in the accessory garage required Special Exception approval (Exhibit 2). On August 16, 2000, the applicant submitted an application for

the required special exception under Section 206.1 to relocate living quarters previously approved for the school caretaker from the private school to the second floor of the garage.

Prior to the scheduled public hearing on November 28, 2000, the Commission deferred action to allow Advisory Neighborhood Commission (ANC) 1D the opportunity to discuss this proposal and because this request was advertised for the incorrect relief from the Zoning Regulations. The application was presented to the ANC on December 19, 2000 and discussed at a meeting on February 21, 2001. The community expressed a concern that was addressed by the applicant (refer to the Analysis section below).

At the rescheduled March 2001 meeting, the relief being requested changed to a variance from Section 2500.5 to allow a caretaker to reside in the garage instead of domestic employees. The Board raised a number of issues during the public hearing (refer to the Analysis section below). In light of these issues, the applicant was uncertain whether they would continue to pursue the requested zoning relief. The Board deferred further action to allow the application to review their options.

On March 21, 2001, Michael D. Johnson, Zoning Administrator, sent a revised recommendation to the BZA indicating that both a variance and a special exception are required (Exhibit 3). Jay P. Moffitt, President of Alliance Francaise, then wrote a letter to Jerrily R. Kress, Director of the Office of Zoning, dated March 23, 2001 stating that the applicant would proceed with their application as per the Zoning Administrator's letter (Exhibit 4). On March 27, 2001, the BZA deferred further consideration to June 12, 2001.

On June 12, 2001, the hearing was rescheduled for October 30, 2001 because the Board determined the application was not ready to be heard.

ANALYSIS

The applicant's proposal is subject to the following zoning provisions. General conditions for special exceptions under Section 3104 are:

> "Pursuant to the authority contained in the Zoning Act, the Board is authorized to grant special exceptions, as provided in this Title, where, in the judgment of the Board, those special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps, subject each case to the special conditions specified in this title ..."

More specific requirements for the private school special exception are as follows:

"206.1 Use as a private school, but not including a trade school, and residences for teachers and staff of a private school, shall be permitted in an [R-3] District if approved by

the Board of Zoning Adjustment in accordance with the conditions specified in §[3104] of chapter 31 of this title, subject to the provisions of this section.

206.2 The private school shall be located so that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions.

206.3 Ample parking space, but not less than that required in chapter 21 of this title, shall be provided to accommodate the students, teachers, and visitors likely to come to the site by automobile."

The authority to grant variances from regulations set forth under the Zoning Act is outlined under as follows under Section 3103.2:

> "[w]here by reason of exceptional narrowness, shallowness or shape of a piece of property at the time of the original adoption of the regulations, or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of any regulation adopted under D.C. Code Ann. §§5-413 to 5-432 (1981) would result in peculiar and extraordinary practical difficulties to or exceptional and undue hardship upon the owner of the property, to authorize, upon an appeal relating to the property, a variance from the strict application so as to relieve the difficulties or hardship; Provided the relief can be granted without substantially impairing the intent, purpose and integrity of the zone map as embodied in the Zoning Regulations and Map."

This proposed "use" variance requires that this request meet the "undue hardship" standard.

Compliance with Section 206.1 & 206.2
The revised special exception would allow a private school with a stall and/or teacher residence on the second floor of the accessory garage.

The subject property is located on a residential street, however the immediate surrounding properties are a mixture of residences, apartments, foreign embassies and chanceries, and another (larger) school, most in converted residences.

The community expressed specific concerns about the possible impacts of the requested apartment at the February 2001 meeting. They wanted assurance that approval of this variance would not be interpreted as allowing two apartments (since the 1970 variance approved a caretaker's apartment on the third floor of the school), and that area residents would not be encouraged to request garage apartments and thereby change the neighborhood's character. In response, the applicant agreed that the apartment would only be for the use of a school employee in a letter to Jerrily R. Kress, Board of Zoning Adjustment Director (Exhibit 5).

Based on the ANC recommendation and letters from the occupants of neighboring properties, the existing uses have not become objectionable over time.

During the March 6, 2001 public hearing, the BZA raised concerns about the existing private school use.

- That the current use of the building may be inconsistent with the BZA Application 10379 approval: There was a question whether use of the building principally as a school on all three floors is consistent with the previous BZA approval. There was also a question of whether there are other special exceptions or variances that apply to the subject property.
- That the current Certificate of Occupancy (CO) may be out-of-dated due to increases enrollment and class schedule since 1970.
- That the CO may not be consistent with the approved uses, specifically regarding the use of the third floor of the principal building.

After researching Office of Zoning records, staff did not identify any other Special Exception or variance applications filed for this subject property. To address the other concerns, it is recommended that any approval of this request:

- reflect the current usage of the principal structure (i.e., all three floor being utilized for activities related to the principal school use), setting a baseline condition; and
- identify what degree of change will require the applicant to return to the BZA to update this Special Exception.

Compliance with Section 206.3

The parking survey dated June 6, 2001, indicates the amount of on-street parking available in the area during the evening when most of the classes are held. The survey identified a total of 345 parking spaces on Wyoming Avenue, California Avenue, 23rd Street, N.W. and Kalorama Street, N.W. Note that a number of neighboring foreign chanceries are located along Wyoming Avenue, N.W. Since these office uses are generally closed in the evening, many of the 140 spaces listed in the survey along this street would be available during those hours. Note that the lack of available parking was also not a concern expressed by the ANC.

The BZA wondered whether additional parking might be required for the increased school enrollment. Section 2100.5 provides that:

> "No additional parking spaces will be required for a historic landmark or a building or structure located in a historic district that is certified by the State Preservation Officer as contributing to the character of that historic district."

Historic Preservation Review Commission (HPRB) staff determined that the subject property contributes to the character of the Sheridan-Kalorama Historic District (refer Exhibit 6). Therefore, no additional on-site parking spaces are required for the existing use.

Based on this information, the application complies with Sections 206.2 and 206.3 of the Zoning Regulations.

Compliance with Section 3104
Based on the compliance with the referenced sections of the Zoning Regulations, OP staff determined the requested Special Exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not tend to adversely affect the use of neighboring properties.

Compliance with Section 3103.2
The variance request would allow an apartment for the school caretaker to be located on the second floor of the garage in accordance with the referenced Special Exception, if approved.

The most exceptional aspects of this application are that the request involves the provision of on-site caretaker for school use in a converted residence, that said caretaker would reside in a garage second floor, and that both existing structures contribute to the local historic district.

The applicant established the need for a caretaker in the referenced letter citing safety and security of the property. The referenced Special Exception specifies that the caretaker's apartment can be located on the second floor of the garage. The undue hardship is that, although permitted as part of the approved Special Exception, and allowed under the existing zoning for servants associated with a residence, this accessory residential use is not permitted for a caretaker under current R-3 zoning regulations.

OP staff determined these circumstances – servants for a residence and caretaker for a school - to be very similar. Therefore, the requested variance could be granted without substantially impairing the intent, purpose and integrity of the zone map as embodied in the Zoning Regulations and Map.

COMPREHENSIVE PLAN
The Comprehensive Plan Generalized Land Use Map designates the surrounding area for moderate density residential uses, with row houses and garden apartments the predominant uses. Properties along Connecticut Avenue, N.W., are designated medium density residential. The Comprehensive Plan, which is the legal basis for zoning in the District, enunciates, as its first principle, the importance of stability for residential neighborhoods. Under Section 101, Major Themes, the plan states:

" The successful and creative functioning of neighborhoods is a fundamental concern. Citizen participation in civic improvement starts from the interest that people have in their neighborhood blocks and the day-to-day relationships therein. ...

> The District elements of the Plan propose that the residential character of neighborhoods be maintained and improved. ...
>
> Ensuring good quality neighborhoods is of utmost importance to the District."

In Title 11, the Land Use Element, the Plan gets quite specific. Section 1103, Objectives for Residential Neighborhoods, states:

> "The residential neighborhood objectives are to conserve the essentially satisfactory qualities of the District's many stable residential neighborhoods, to enhance other neighborhoods to improve and achieve stability, to redirect public and private initiatives to neighborhoods most in need of improvement and stability, to encourage development of adequate neighborhood shopping and support services in all sections of the District, to protect residential neighborhoods from disruptive uses and to prevent concentrations of non-residential uses in residential neighborhoods."

Policies in support of these objectives include "(1) Promote the conservation, enhancement and revitalization of the residential neighborhoods of the District for housing and neighborhood-related uses; ..."

COMMUNITY COMMENTS

Advisory Neighborhood Commission (ANC) 1D discussed this proposal on February 20, 2001 and passed a resolution in support of the variance for the requested apartment subject to the conditions. In a letter dated March 5, 2001, the ANC supported the proposed variance on the condition that the apartment only be for the use of a staff person, the variance for the apartment on the top floor of the main building be voided, and that the variance be granted for the applicant, and not run with the land (Exhibit 7).

To address the latter request, staff would stipulate that the apartment would be a use associated with a private school.

ANC 1D was also notified of the revised application, however there seemed to be some confusion about its scope. As a result, ANC representatives indicated the need for further discussion with their members.

The Sheridan-Kalorama Historical Association was notified about this proposal. To date, no comments have been received.

Letters of support were received from Dr. Louis D. Kaplan (2154 Wyoming Avenue, N.W.), Nicholas & Betty PoPovici (2150 Wyoming Avenue, N.W.), Eugene P. Vricella (2152 Wyoming Avenue, N.W.) and Elizabeth C. Ely, Director of The Field School (2126 Wyoming Avenue,

N.W.), A. d/Aleueourt (2146 Wyoming Avenue, N.W.), W.M. Seneviratha (Minister, Embassy of Sri Lanka), Namadou Seme and D. Bishop (Embassy of Barbados).

AGENCY COMMENTS
Historic Preservation Review Board (HPRB) staff indicated that construction plans for this proposal would be referred to HPRB upon submission of the building permit application (after final BZA action). The principal concern would be changes to the exterior. Conceptually, the staff thought the preliminary plans were generally acceptable. HPRB staff also determined that the subject property contributes to the Sheraton-Kolarama Historic District.

A Plan Reviewer for Department of Consumer and Regulatory Affairs (DCRA) reviewed the preliminary architectural plans and did not express any concerns.

In a letter dated October 26, 2000, the District of Columbia Fire and Emergency Services Department indicated that it had no objection to this proposal (Exhibit 8).

RECOMMENDATION
The Office of Planning recommends approval with the referenced conditions.

AA/afj

Attachment

Exhibit 1 Board of Zoning Adjustment Order – Appeal No. 10379, effective date May 13, 1979
Exhibit 2 Letter dated June 11, 1999, from Edgar T. Nunley, Chief, Zoning Review Branch, Department of Consumer and Regulatory Affairs, to the Board of Zoning Adjustment
Exhibit 3 Letter dated March 22, 2001, from Michael D. Johnson, Zoning Administrator, to the Board of Zoning Adjustment
Exhibit 4 Letter dated March 23, 2001, from Jay P. Moffat, President, Alliance Francaise to Jerrily R. Kress, FAIA, Director, D.C. Board of Zoning Adjustment
Exhibit 5 Letter dated November 17, 2000, from Jay P. Moffat, President, Alliance Francaise to Jerrily R. Kress, FAIA, Director, D.C. Board of Zoning Adjustment
Exhibit 6 Waiver of Additional Off-Street Parking and Loading Spaces dated April 2, 2001
Exhibit 7 Letter dated March 5, 2001from Marlis Carter, ANC 1D-Vice-Chairman, to the Office of Zoning
Exhibit 8 Letter to Andrew Altman, Director, Office of Planning, from James N. Short, Jr., Battalion Fire Chief, dated October 26, 2000

EXHIBIT 1

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 13, 1970

Appeal No. 10379 Henry J. Tasca, et us, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of May 19, 1970.

EFFECTIVE DATE OF ORDER - March 8, 1971

ORDERED:

That the appeal for permission to establish a language school, library, club and accessory offices for Alliance Francaise de Washington at 2124 Wyoming Avenue, NW., Lot 203, Square 2528, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-3 District.

2. The subject property is improved with a three (3) story building which was formerly used as a private residence. The subject property is now vacant.

3. Appellant proposes to establish a language school, library, club and accessory offices for Alliance Francaise de Washington.

4. Appellant proposes to use the third floor of the subject building as living quarters for the caretaker and his family, with the remaining portion being used for educational purposes.

5. At present, the number of classes held per day varies from 2 to 4 with a maximum of 2 classes being held at any one time. Class size is limited to 12 students. Classes are offered Monday through Thursday. Class hours are 10:30 a.m. to noon, 1:30 p.m. to 3:00 p.m. and 6:00 p.m. to 7:30 p.m. A substantial portion of the students use public transportation or taxis to attend classes. The present administrative and teaching staff consists of approximately 3 persons.

6. The Zoning Regulations require four (4) parking spaces. Applicant proposes to provide two (2) parking spaces and has requested a waiver as to the remaining two (2) parking spaces. Applicant bases his hardship in providing the required number of spaces on the size and shape of the subject lot.

7. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the use of the subject premises as a school is not likely to become objectionable to the neighboring property because of noise, traffic, number of students or other objectionable conditions.

We are also of the opinion that appellants have proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and excpetional practical difficulties and undue hardship upon the owner. Appellants' property is such that the required parking spaces cannot be provided on the site. The denial of this requested relief would prevent a reasonable use of the property.

The requested relief can, in our view, be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

June 11, 1999

'00 AUG 16 P1:23

MEMORANDUM

TO : Board of Zoning Adjustment

FROM : Edgar T. Nunley, Chief
Zoning Review Branch

SUBJECT : Proposed Additional Use of an Accessory Garage of an Existing Private School located at premises 2142 Wyoming Avenue, N.W., Lot(s) 203, in Square 2528, Zoned R-3

Review of plans for the proposed additional use as a residence of an existing accessory garage of an existing private school at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Special exception from Section 206.1 for a private school with a stall and/or teacher residence on 2nd story of an accessory garage in the R-3 zone district. (Section 3108.1)

Exhibit 3

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Zoning Administrator

March 22, 2001

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: **Revision of a Proposed Additional Use of an Accessory Garage of an Existing Private School located at premises 2141 Wyoming Avenue, N.W., Lot(s) 203, in Square 2528, Zoned R-3**

A staff review of the plans for the proposed use of an existing non-conforming accessory structure at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from provisions of Section 2500.5 to allow other than living quarters of a domestic in an existing non-conforming two-story accessory structure of a private school occupying the main building of a structure in the R-3 residential district. (Section 3103.2)

2. Special exception from Section 206.1 for a private school with a stall and/or teacher residence on 2nd story of an accessory garage in the R-3 zone district. (Section 3104.1)

Exhibit 4

Alliance Française de Washington, DC
A non-profit cultural & educational organization
2142 Wyoming Avenue, NW - Washington, DC 20008 - Tel: 202.234.7911 - Fax: 202.234.0125

March 23, 2001

Jerrily R. Kress, FAIA
Director of Board of Zoning Adjustment
Government of the District of Columbia
441 4th St, NW Suite 210-S
Washington, DC 20001

Re: BZA Application No. 16631

Dear Ms. Kress,

With regard to the scheduled board consideration on March 27 of our application for additional use of an accessory garage, we propose to proceed in conformance with the memorandum to the BZA from Mr. Michael D. Johnson dated March 22. We understand this will not require our presence at the BZA session on Tuesday.

Sincerely,

Jay P. Moffat
President

cc: Arthur Jackson

Exhibit 5

Alliance Française de Washington, DC
A non-profit cultural & educational organization
2142 Wyoming Avenue, NW Washington, DC 20008 Tel: 202.234.2911 Fax: 202.234.0125

November 17, 2000

Mr. Jerrily R. Kress, FAIA
Director
D.C. Board of Zoning Adjustment
441 4th St, NW Suite 210-S
Washington, DC 20001

Re: BZA Application No. 16631

Dear Mr. Kress,

As further clarification regarding our application, we wish to state that the proposed studio apartment will be solely for staff use and will not be offered for rent to outside parties. It is envisioned that this apartment will be occupied by a staff member, thus enhancing overall security of the Alliance Française.

Sincerely,

Jay P. Moffat
President

cc: - Mrs. Kindy French
Sheridan-Kalorama Historical Association
- Mrs. Marlis Carter
ANC1D
- Mr. Warren B. Heenan
- Mr. Arthur Jackson
Office of Planning
- Laurent Mellier
Director, Alliance Française of Washington

Exhibit 6

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

APPLICATION TO CERTIFY A HISTORIC BUILDING FOR D.C. ZONING REGULATIONS OR CONSTRUCTION CODES

I hereby request certification that the following property is a historic landmark or a building or structure contributing to the character of a historic district in the D.C. Inventory of Historic Sites, for the purpose of D.C. Zoning Regulations or the D.C. Construction Code. A photograph of the front of the building is attached.

Address: 2142 Wyoming Ave. N.W | Washington, D.C. 20008

Square: 2528 Lot: 203

PURPOSE OF REQUEST:

✓ Waiver of Additional Off-Street Parking Spaces (Section 2100.5)

✓ Waiver of Additional Off-Street Loading Spaces (Section 2200.5)

_____ Increase in Number of Sleeping Rooms in a Bed-and-Breakfast Facility (Section 203.8)

_____ Non-Mandatory Compliance with Code Provisions (BOCA Section 3406.1)

_____ Alternative Compliance Provisions for Existing Buildings (Chapter 34, DC Construction Code Supplement of 1999)

Alliance Française of Washington, D.C. — Applicant
202 234-7911 — Telephone

2142 Wyoming Ave. N.W | Washington, D.C. 20008 — Address

Signature — Laurent Mellier, Executive Director
3/27/2001 — Date

HISTORIC PRESERVATION DIVISION USE ONLY

I hereby certify that this property is either a historic landmark or a building or structure contributing to the character of a historic district listed in the D.C. Inventory of Historic Sites.

State Historic Preservation Officer
4-2-01 — Date

Exhibit 7

RECEIVED
D.C. OFFICE OF ZONING
2001 MAR -5 PM 2:26

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 1D

March 5, 2001

Government of the District of Columbia
Office of Zoning
441 4th St., N.W. Suite 210-S
Washington, DC 20001

RE: BZA Application No. 16631 – Alliance Francaise

Dear Ms. Kress:

ANC 1D passed the following resolution at the public meeting on February 20, 2001:

> The ANC having heard the request for a variance by the Alliance Francaise at our December 2000 meeting passes a resolution approved by both Commissioner Salonia and Commissioner Carter, thus forming a quorum, supports the variance for the Alliance Francaise to allow an apartment to be built with several restrictions. This apartment will be only used by a staff person, the variance for the apartment on the top floor of the main building would be voided, and that the variance be granted for the occupant, not to run with the land.

Thank you for your consideration.

Sincerely,

Marlis Carter
ANC 1D – Vice-Chairman

BZA
Case No. 16631
Exhibit No. 51

Exhibit 8

GOVERNMENT OF THE DISTRICT OF COLUMBIA
FIRE AND EMERGENCY MEDICAL SERVICES DEPARTMENT
WASHINGTON, D.C. 20001

MEMORANDUM

TO: Andrew Altman
Director
Office of Planning

FROM: James N. Short, Jr.
Battalion Fire Chief

DATE: October 26, 2000

SUBJECT: BZA Application No. 16631 - Application by Alliance Francaise to Renovate the Second Floor of an Existing Garage for a Single-Family Dwelling at 2142 Wyoming Avenue, N.W.

The D.C. Fire and EMS Department has no objection to BZA Application No. 16631.

If you have any questions, I may be reached at 727-3659.