GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

2001 JUN 14 PM 4:23
GOVERNMENT OF D.C.

June 12, 2001
Ms. Sheila Cross Reid, Chairperson
District of Columbia Board of Zoning Adjustment
441 4th St., NW
Washington, DC

Re: Office of Planning Report on BZA Application No. 16676: Washington Hebrew Congregation's Proposed Townhouses in Square 2792, Lot 803, 1300 Block of Missouri Avenue, N.W.

Dear Ms. Reid:

The Board of Zoning Adjustment (BZA) is scheduled to continue its hearing on this case on June 26, 2001. The Office of Planning (OP) report of March 6, 2001 recommended the BZA approve this application. Since the initial presentation to the BZA, the applicant has made several changes to the proposed project's plan. The project continues to meet the tests discussed in the previous OP report. We continue to support the application as it now stands, with the two conditions noted at the end of this letter. However, we wish to reserve final comments until a complete and final plan has been presented. This is expected late this week or early next week, after the completion of negotiations with the owner of Lot 803 in Square 2792.

BZA Case No. 16676 Exhibit No. 45

The applicant's changes have responded primarily to the concerns of:

1. The BZA, regarding the exact number of units in the project;
2. The owner of Lot 803, concerning driveway right-of-way, transfer of adequate land for buffering, and preservation of the view from the house on the property to the nearby federal parkland ;
3. The National Park Service, concerning an increased buffer between the proposed development and the adjacent part of the Fort Circle Park as it approaches Ft. Stevens.

Consequently:

- The number of townhouses has been reduced from 13 to 12;
- Built-in garages have replaced the previous plan to allow optional rental units on the ground floor. The number of dwelling units is thus firm: 12, rather than the previous 13-26;

Board of Zoning Adjustment
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CASE NO.16676
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- The overall massing of the project has been moved to the north, and the southwestern and northwestern strings may be joined to form one seven-string row;
- The ratio of parking spaces to units has increased from a minimum of 1:1 to a minimum of 2.2:1;
- At the suggestion of the National Park Service (NPS), the westernmost units have been reoriented to face east, and have been pulled back from the NPS property line;
- The objections of the contiguous property owner in Lot 803 of Square 2792 -- have been substantially addressed to his satisfaction;
- The commitment to providing an egress for emergency vehicles onto Rock Creek Ford Road has been clarified in the affirmative.

All of these changes have reduced the visibility of the project from Missouri Avenue and reduced what small impact the project may have had on infrastructure, schools, etc. The application continues to meet the tests addressed in OP's final report on this application.

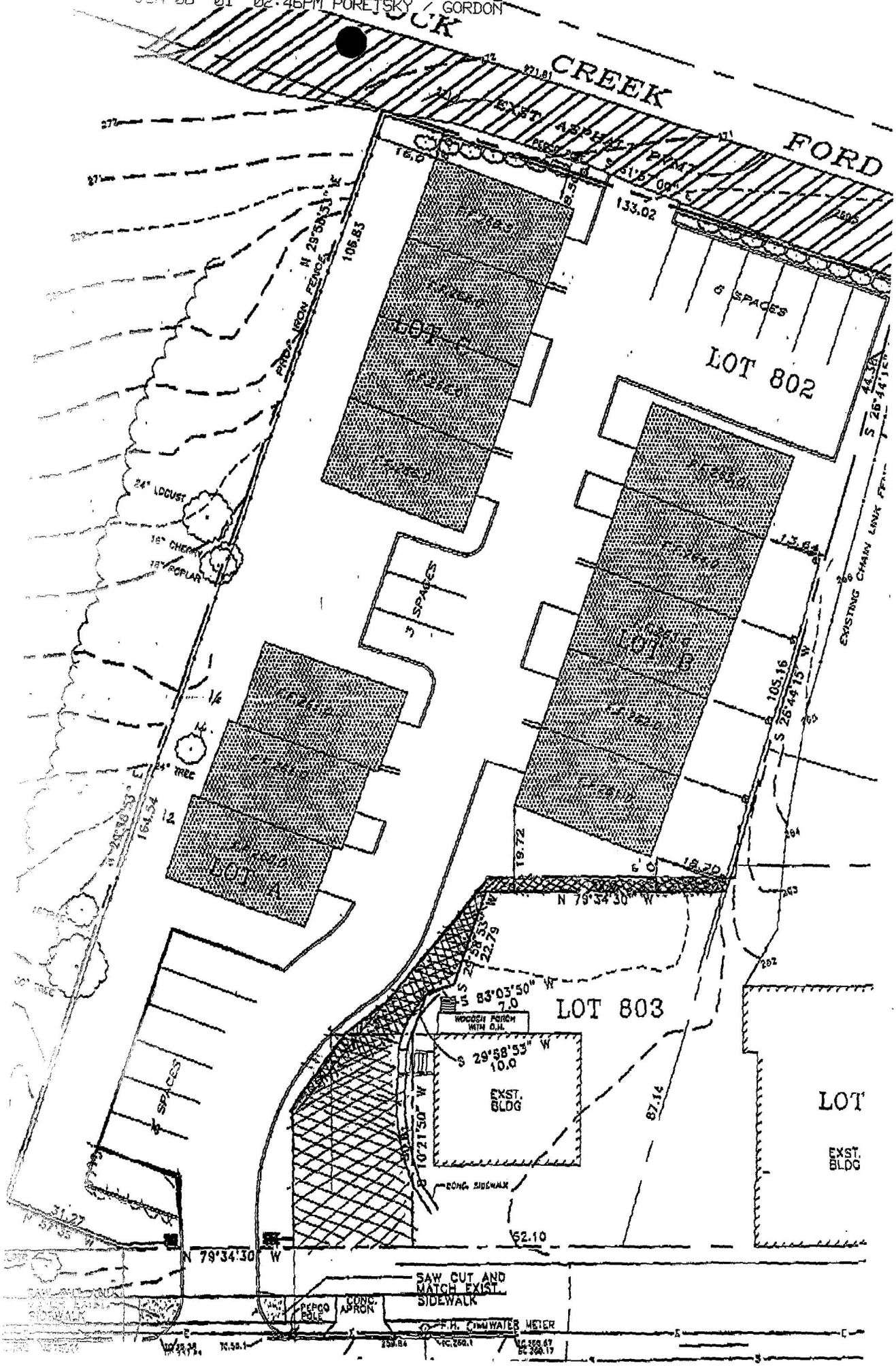
The shifting of buildings to the north has prompted the developer to move parking spaces to the southwestern corner of the project. These spaces need to be screened both from Missouri Avenue and the adjacent NPS land.

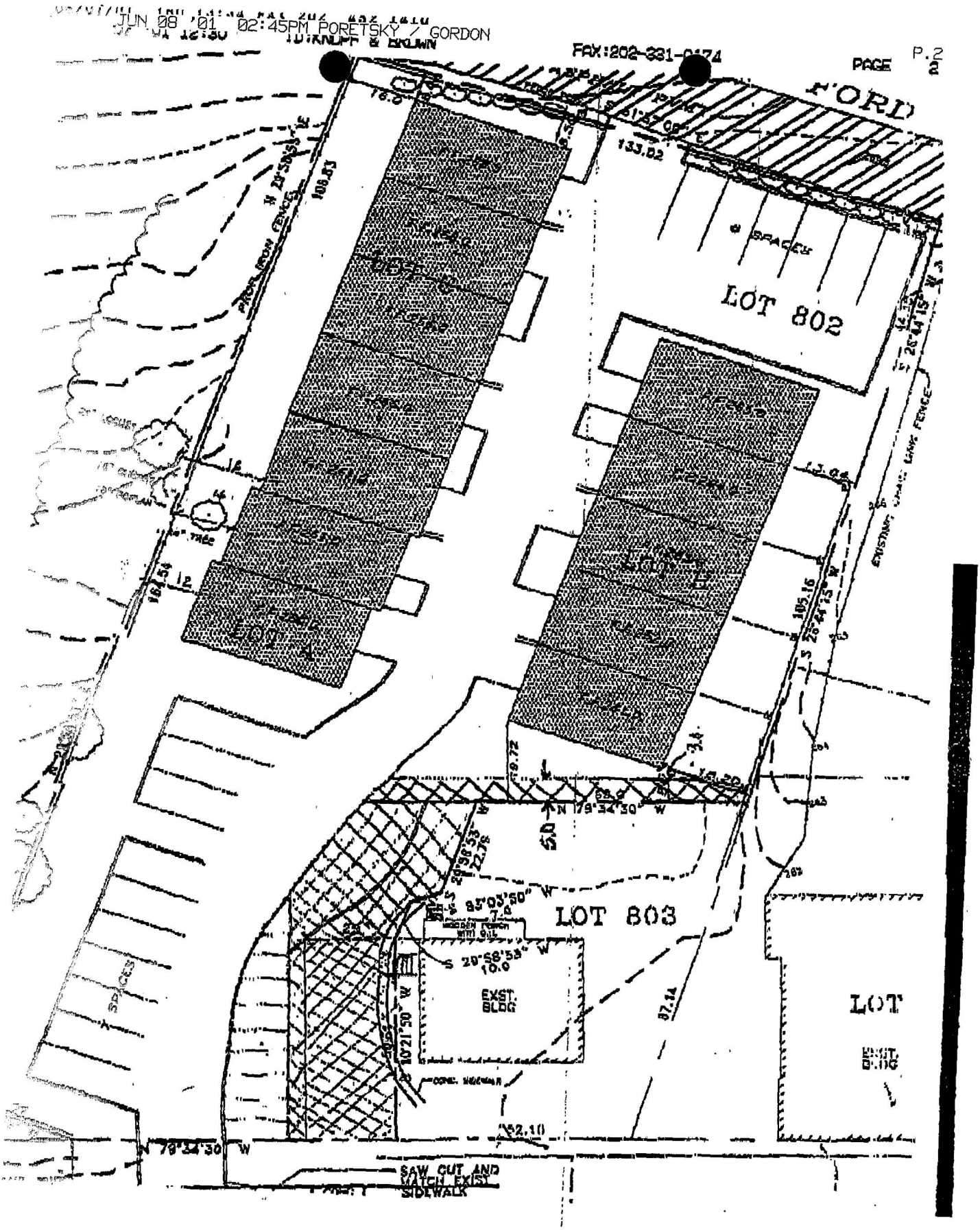
Negotiations are continuing between the applicant and the owner of Lot 803. It seems unlikely that resolution of the remaining issues would alter OP's support for the project. OP continues to support this project, subject to review of any changes made subsequent to settlement of any remaining issues with the owner of Lot 803, and subject to the following condition:

- There shall be no parking spaces south of the southern face of the building currently occupying Square 2792, Lot 803;
- The applicant shall present a landscaping plan prior to, or at, the final hearing, that adequately screens the southwestern and western edges of the development from Missouri Avenue and National Park Service property. Such landscaping shall include at least four six-inch caliper trees, some of which shall be coniferous.

Very truly yours,

Ellen McCarthy,
Deputy Director, Office of Planning
Development Review Division


CREEK
FORD
LOT 802
LOT 803
LOT
LOT 6
LOT 5
LOT 4
6 SPACES
3 SPACES
5 SPACES
EXST. BLDG
EXST. BLDG
WOODEN PORCH WITH O.H.
CONC. SIDEWALK
SAW CUT AND MATCH EXIST. SIDEWALK
CONC. APRON
PEPCO POLE
F.H.
WATER METER
EXISTING CHAIN LINK FENCE
PROP. IRON FENCE
24" LOCUST
16" CHERRY
18" POPLAR
24" TREE
N 79°34'30" W
S 83°03'50" W
7.0
S 29°58'53" W
10.0
S 10°21'50" W
S 26°44'15" W
105.16
133.02
106.83
87.14
62.10
22.79
19.72
18.20
13.84
44.34
164.54
31.27


LOT 802
LOT 803
EXST. BLDG
LOT
SPACES
SAW CUT AND MATCH EXIST SIDEWALK
N 79°34'30" W
S 85°03'50" W
S 20°58'53" W
10.0
10'21'50" W
133.02
105.53
105.16
82.10
87.14
50
22.75
18.54
13.04
EXISTING CHAIN LINK FENCE

DUPONT CIRCLE ADVISORY NEIGHBORHOOD COMMISSION (ANC 2B)
Government of the District of Columbia
#9 Dupont Circle, NW
Washington, DC 20036
Telephone: (202) 296-7333 Email: vnm3@rcn.com

June 25, 2001

Ms. Sheila Cross Reid
Chairperson, Board of Zoning Adjustment
441 4th Street, NW, Suite 210
Washington, DC 20001

RE: **BZA Application #16618: The Phillips Collection: 1600 21st Street, NW**

Dear Ms. Reid:

At its regularly scheduled meeting on June 13, 2001, ANC 2B reconsidered its status as a protestant in opposition to BZA Application #16618, an application by The Phillips Collection. After an extensive mediation process, a voluntary agreement has been negotiated which addresses ANC 2B's concerns. With seven of seven commissioners in attendance, a quorum at a duly called public meeting, the following motion was unanimously approved:

> ANC 2B withdraws its protest to BZA Application #16618 for The Phillips Collection, an application for certain variances and special exceptions to allow the creation of The Phillips Collection Art Education Center at 1618 21st Street, NW. The withdrawal of this protest is due to the approval by ANC 2B of a binding voluntary agreement, portions of which are requested to become a part of the BZA's Order in this matter, which addresses issues of neighborhood concern.

The voluntary agreement, provided to the Board on our behalf by the applicant, is a detailed document which provides a framework to address neighborhood concerns about the expansion. It also provides a process for The Phillips, ANC 2B, and neighbors to communicate and resolve problems. We believe it represents a new model for cooperation between residents and a valued neighborhood institution. As The Phillips Collection is in my Single Member District, please feel free to contact me for additional information on (202) 305-1756.

ON BEHALF OF THE COMMISSION:

Very truly yours,

Vince Micone
Chairperson

BZA
Case No. 16618
Exhibit No. 167

BZA PUBLIC HEARING NOTICE

SINGLE MEMBER DISTRICT COMMISSIONERS AND OFFICERS

2B01	2B02	2B03	2B04	2B06	2B08	2B07
Norma Chaplain	Vince Micone Chair	David Jolliffe	Jeff Hopp Treasurer	Doug Damron Secretary	Marilyn Newton	Irv Morgan Vice Chair

F A C S I M I L E

To: Sheri Pruitt

Of: BZA

Fax: 202-727-6072

Phone: 202-727-3780

Pages: 2, including this cover sheet.

Date: June 25, 2001

Subject: Withdrawal of Protest for The Phillips Collection

Sheri,

Attached you will find the ANC's withdrawal of its protest of The Phillips Collection expansion (#16618).

Thanks,

From the desk of...

Vince Micone
2007 O Street, N.W., #105
Washington, DC 20036-5934
202-861-0519
vnm3@rcn.com