D.C. OFFICE OF ZONING RECEIVED
2007 FEB 0 PM 3:50

STATEMENT OF REASONS IN SUPPORT OF APPLICATION
FOR VARIANCES FROM THE HEIGHT AND FAR REQUIREMENTS
TO PERMIT THE CONSTRUCTION OF A MIXED-USE RESIDENTIAL,
HOTEL AND COMMERCIAL PROJECT AT
3100 SOUTH STREET, N.W.; SQUARE 1189, LOT 88

This Statement of Reasons is submitted on behalf of the Applicant, Millennium Georgetown Partners LLC ("Millennium"), the owner of the subject property.

The subject property, 3100 South Street, N.W., Square 1189, Lot 88 (the "Property"), is located in Georgetown and is bounded by Wisconsin Avenue, N.W. to the west, K (Water) Street, N.W. to the south, 31st Street, N.W. to the east and South Street to the north. The Property overlooks the Potomac River. The site contains 99,661 square feet (2.10 acres) and is the site of the former Bayou club, Copperthwaite Lane houses, and Georgetown Incinerator.

Millennium currently has under construction a mid-rise, mixed-use development for residential, hotel and commercial uses, including a movie theater. The massing of the proposed project is designed to provide an architectural transition from the church and town house properties on the north side of the Property to the contemporary large-scaled commercial structures on the waterfront. The project, as proposed, will consist of a Ritz Carlton hotel, a multi-theater art cinema, retail, 28 residential condominiums and 355 parking spaces. The project has been designed so as to preserve the Georgetown Incinerator and smokestack, which will be incorporated into the project as a major design feature of the project, as well as the Brickyard Hill House, an historic landmark, and two (2) coach houses.

By this application, Millennium is seeking to insert an additional floor plate into the two (2) residential condominium buildings and utilize existing interior open space in those buildings, which will increase the FAR to 2.9 and the height of the building by ten feet eight inches (10'8"). The additional space will allow for the provision of more efficient mechanical areas, ten (10) more parking spaces, as well as six (6) more residential units. The variances are required because of the need to subsidize the theater use of the site, which was a use sought by the Department of Housing and Community Development when it awarded Millennium the right to develop the Property. The need for the additional space also results of further study of the proposed project and in light of the efforts required due to the Property's historic nature, the extensive excavation and corresponding costs and the configuration of the lot, including its topography. The additional space proposed will significantly reduce construction costs, thus making the project viable.

The Property is located in the W1 zone district and, as such, the maximum FAR is 2.5 and the building height limit is 40 feet, thus necessitating the need for the variances from the height and FAR requirements of the Zoning Regulations. The additional floor plate will be inserted in the middle of the residential section and, as such, the changes to the residential buildings are mostly internal. Any visible changes are significantly set back from South Street and, therefore, hardly visible from that vista and will be minimally visible from K Street, N.W.

BZA
Case No. 16702
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16702
EXHIBIT NO.3

For the reasons stated herein and for the reasons provided at the hearing, the variances can be granted without substantially impairing the intent, purpose and integrity of the zone plan, as embodied in the Zoning Regulations and Map.

For the foregoing reasons, it is respectfully submitted that, upon receipt of all of the applicant's proof and all other support of record for the variances requested, such relief be granted.

Respectfully submitted,

ROBINS, KAPLAN, MILLER & CIRESI, LLP

By: _____
Richard B. Nettler

By: _____
Jeannine Rustad Zigner