MÖBIUS DESIGN

Exhibit A

D.C. OFFICE OF ZONING
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GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT
441 4TH ST., NW
SUITE 210 S.
WASHINGTON, DC 20001

RE: BZA APPLICATION NO. 16289 (DEC. 03 1997) RESUBMISSION

Board of Zoning Adjustment,
This is a resubmission of a previously granted variance by the Board of Zoning Adjustment, Application No. 16289, 03 December 1997.(Summary Order attached) The project is being resubmitted in its original form as presented on, 03 December 1997 before the BZA. There have been no significant changes in the immediate area. The Owner did not have the capital available to execute the improvements at the time the variance was granted. The Owner is currently in a financial position to execute the project. Financing is in place however time is of the essence concerning your approval and a portion of the financing which involves DHCD. We are respectfully requesting that the Board of Zoning Adjustments reinstate the Summary Order granted on, 03 December 1997. The following is a description of the project as originally submitted & presented to the BZA on 03 December 1997. In addition, enclosed you will find a copy of the Office of Planning Report for your review. We believe that their comments will also assist you in making a favorable decision to approve the project as previously submitted and approved.

The Educational Organization for United Latin Americans, is requesting a variance from the allowable lot occupancy requirements, and a variance from the minimum rear yard set back requirements for an addition to an existing structure in an R-5-B district for their property located at 1842 Calvert St., NW, (lot 22, square 2548). the property is also located in the Kalorama Historic District.

The main objective of the renovation is threefold; First, make the building accessible to the physically impaired, this includes, new ADA ramps, and an elevator to access all function room floors. Second, upgrade building systems, given the Washington climate, the need for conditioned space for seniors is a necessity. Finally, safety, with the addition of a code required second means of egress the addition would provide a safer environment while providing a minimal amount of much needed additional space for the existing program.

As a matter of right under the current zoning requirements the building could be increased in height to accommodate additional program requirements however; historic preservation constraints along with structural limitations of the existing structure and ADA requirements, it is not physically possible to achieve within the existing building envelope.

The intent of the addition to the existing structure is to accommodate existing operations which have been ongoing at this location since 1972. During the original submission of the project, we met with; the Kalorama Citizens Association, and the Adams Morgan ANC, who had both publically endorsed the project as designed. We are in the process of contacting the Adams Morgan ANC and Kalorama Citizens Association, to update their endorsements of the project. Additionally, when presented in 1997, the Historic Review

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BZA
Case No. 16748
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16748
EXHIBIT NO.3

Board, approved the conceptual design, and subsequently approved the construction documents. A copy of the staff report and recommendation from 1997 is enclosed. To our knowledge and information the addition which will allow the organization to operate as it did prior to the renovation, has not and will not cause substantial detriment to the public good. Note that there are other more intense uses in an R-5-B district as a matter of right, the intent and use of this property remains is it was since 1972.

We have contacted the Historic Preservation Review Board. They have confirmed prior approval of our project. They have also indicated that they will sign off on the project when submitted for permit based on the Approval granted in, April of 1997.

Recognizing the need for, and the intent of rear yards in an R-5-B district, note that this is a corner property. Given that the subject property is a corner lot, and the configuration of the existing structure on the property, the rear yard which in this case appears to be a side yard, breaks the continuity of the typical Urban Fabric along Calvert Street. In this case, the typical condition consists of streets of row houses from corner to corner, with the exception of alley access, along Calvert Street. Despite the fact that we are exceeding the lot occupancy requirement by 44 sq.ft. or 2% in order to achieve ADA, and code compliance, given the historical constraints, and the configuration of the existing structure on the property, we have not achieved maximum F.A.R. and accordingly we believe that this addition will not result in any substantial detriment to the public good, nor will the intent, purpose, and integrity of the zoning plan, as embodied in the zoning regulations map, be impaired.

The Educational Organization for United Latin Americans, respectfully requests a variance as stated above. Thank you for your time and consideration.

sincerely,

gregory j. fonseca, aia
president

encls. Application
Zoning Self Certification Form
Photographs (3 elevations, 3 pages)
Exhibit A Statement of Use
Exhibit B Historic Preservation Review Board, Staff Report/Recommendation)
Exhibit C Application No. 16289 Summary Order 03 December 1997
Exhibit D Plat
Exhibit E Drawings, A1-A13
Exhibit F DCRA Permit Application Approval Sheet
Exhibit G List of Owners within 200 feet from property boundaries & (Address Labels)
Exhibit H O.P. Report