STATEMENT OF EXISTING AND INTENDED USES

Summit Properties Partnership LP (the "Applicant") is the owner of the property located at 900 15th Street, N.W., Square 199, Lot 64, (the "subject property"). The subject property is improved with the historic United Mine Workers (UMW) Building. This Building was orignially constructed in 1912 to house the University Club of Washington. Originally a five-story Italian Renaissance Revival Palazzo building, the design was altered in 1936, by adding a sixth story when the United Mine Workers of America took ownership of the building. The UMW Building was designated as a historic landmark by the District of Columbia Historic Preservation Review Board ("HPRB") on April 22, 1999.

The Applicant has received approval of its plans for the renovation of, and addition to, the UMW building from HPRB and the Mayor's Agent for Historic Preservation. The proposed renovation and addition will turn the former office building into a predominantly residential building with approximately 107,000 square feet of residential space and approximately15,000 square feet of office use.

Initially, the proposed renovation of and addition to the UMW Building was intended to be a matter-of-right project. The Applicant filed for and received a building permit to construct the renovation and addition approved by HPRB. Since this building is located on a corner lot in the C-4 Zone District, a court may be provided in lieu of a rear yard. While the court provided in the matter-of-right project works in terms of zoning, it creates design and technical issues that the Applicant believes are better addressed by making changes to the court area.

Therefore, the Applicant has determined that it would be beneficial to lower a portion of the concrete slab that serves as the bottom of the enclosed court for the building. This lowering of the slab will create a more visually appealing courtyard for the residents of the building. However, the lowering of the concrete slab raises the amount of court area that must be provided in the building.

Based on the attached calculations of the Applicant's architect, the building must provide 1,267 square feet of court area. The proposed building will only provide 1,107.4 square feet of court area. Therefore, the Applicant requests a variance from the minimum court area requirements as enumerated in 11 DCMR 776.4. The Applicant believes that it satisfies the standards, as enumerated in 11 DCMR 3103.2, necessary to receive area variance relief.

BZA
Case No. 16763
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO.16763
EXHIBIT NO.5

16763

Martinez & Johnson | ARCHITECTURE

15 June 2001

Summit Grand Parc
Zoning Court Analysis

Martinez & Johnson | Architecture

Per Letter March 24,1999 provide Non-Rectangular Court in Lieu of Rear Yard

If the Intermediate slab between the second and third floors is removed, then:

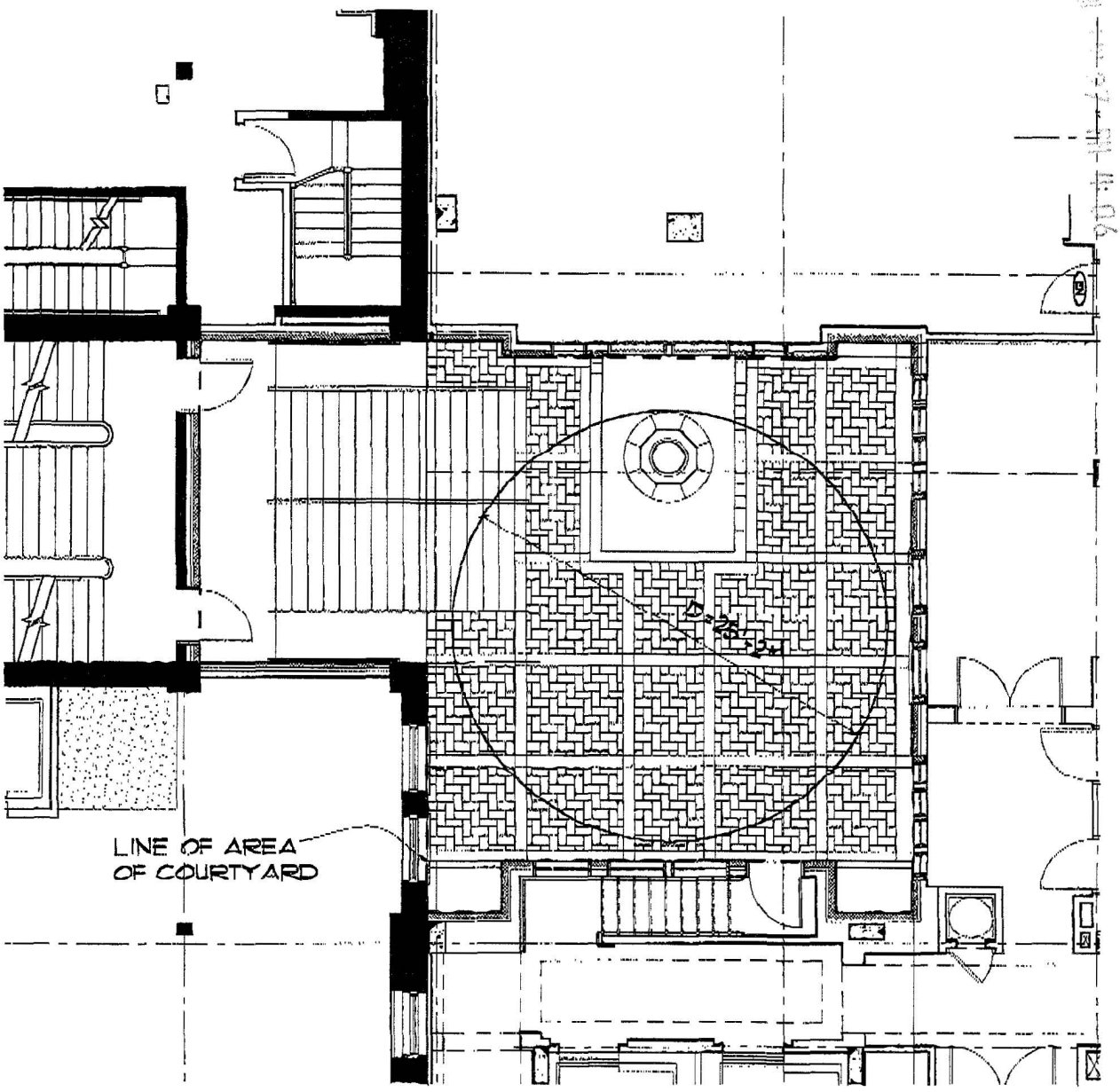
Court Height:		**75.50 feet**
Minimum Width:	75.5' X 4"/ft. of height 302"	
	302"/ 12"=	**25.17 feet**
Minimum Area:	(25.17 ')(25.17')2=	**1,267 sq.ft.**

Refer to enclosed courtyard plan:

The width of the new courtyard can be provided with the exception of the overlap on the stair from the existing building.

The area of the courtyard provided is 1,107.4 square feet. This is 159.6 square feet smaller than the 1,267 square feet required by the height of the court.

16763



COURTYARD AREA
TOTAL 11071.40 S.F.

Martinez & Johnson ARCHITECTURE

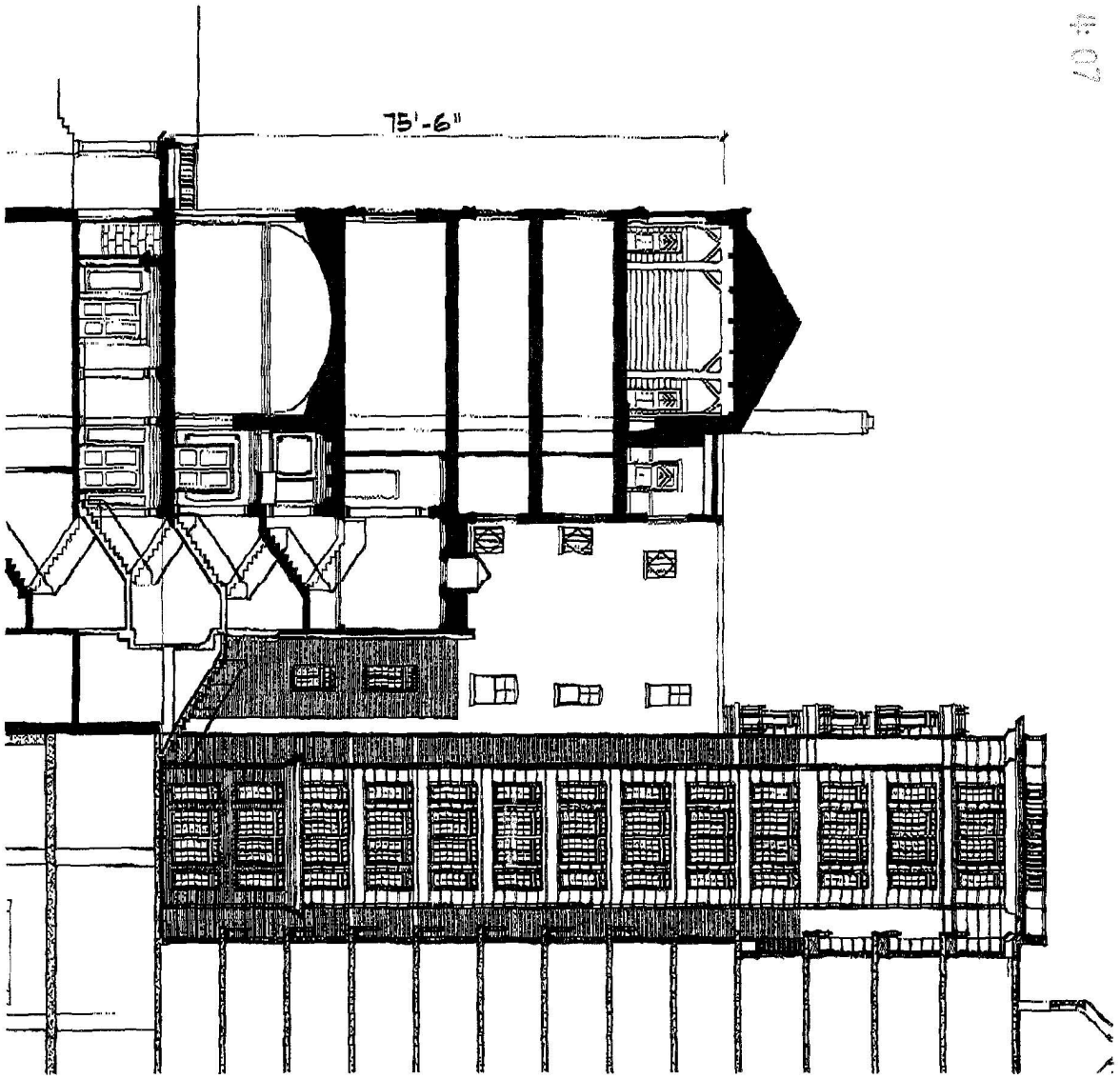
ASK-84.1 RE: A-300 SCALE: 1/4" = 1'-0"

SUMMIT GRAND PARC APARTMENT BUILDING

COURTYARD PLAN

14 June 2001

16763



Martinez & Johnson ARCHITECTURE

ASK-84 RE: A-300 SCALE: 1/4" = 1'-0"

SUMMIT GRAND PARC APARTMENT BUILDING

COURTYARD SECTION

14 June 2001