COUNCIL OF THE DISTRICT OF COLUMBIA

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March 15, 2002

Mr. Geoffrey H. Griffis, Chairperson
Board of Zoning Adjustment
441 4th Street, NW Room 210
Washington, D.C. 20001

RE: BZA Application No. 16841, 1440 Church Street, NW and BZA Application No. 16846, 1425 P Street, N.W.

Dear Mr. Griffis:

I am writing this letter on behalf of the applicant of BZA Application No. 16841, 1440 Church Street, N.W. and BZA Application No. 16848, 1425 P Street, N.W. In both cases, the applicant is proposing that the recreation space requirement in both the 1440 Church Street building and 1425 P Street building be reduced from 15% to 5%. The Advisory Neighborhood Commission 2F and the Logan Circle Community Association have approved both of the applicant's cases and join them in support of these applications.

A number of factors have led to challenges in developing both of the sites. The parcels are relatively small 17,000 SF on P Street and 13,950 SF on Church Street limiting the efficiencies of the building envelope. In addition, the Church Street parcel is in the Historic District and requires the renovation and addition to an existing structure that creates a number of setbacks in the building limiting the commonality of all floors. In the 1440 Church Street building, the applicant will provide a total of 6,050 square feet of terrace/patio/balcony space in the individual units that, if included, in the recreation space calculation would total 15% recreation space. In fact, 78% of the units in Church Street will have private outdoor space. In the 1425 P Street building, the Applicant is providing 10,000 SF of retail space on the entire first floor of the building. The neighborhood stressed their desire for retail space at the first level in order to bring street vitality and additional quality retailers into the neighborhood. The use of the first floor as retail space reduces the space available for recreation space.

BZA
Case No. 16841
Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
CASE NO.16841
EXHIBIT NO.30

Most important to the neighboring community, the overall reduction in the requirement for recreation space from 15% to 5% will allow for an additional 27 off street parking spaces in the 1425 P Street garage and an additional 19 off street parking in the 1440 Church Street garage. From the inception of these projects, the neighborhood has stressed the importance of providing as much off street parking a possible. The Applicant is attempting to meet the wishes of the community.

In addition, due to developing a parcel zoned as C-3-A, the applicant has been burdened with a recreation space requirement significantly higher than a number of the competitive projects in the area. Projects developed on parcels zoned R have a 0% recreation requirement and parcels developed in the DD overlay just recently had the requirement reduced from 15% to 5%. In addition, numerous projects over the last few years burdened with the 15% recreation space requirement have received variances for similar circumstances.

We support the Applicants request for a reduction in the recreation space at both 1440 Church Street NW and 1425 P Street NW. Thank you for your consideration.

Sincerely,

Jack Evans,
Councilmember, Ward 2