Law Offices
HOLLAND & KNIGHT LLP

2099 Pennsylvania Avenue, N.W.
Suite 100
Washington, D.C. 20006-6801

202-955-3000
FAX 202-955-5564
www.hklaw.com

Annapolis
Atlanta
Bethesda
Boston
Bradenton
Chicago
Fort Lauderdale
Jacksonville
Lakeland
Los Angeles
Melbourne
Miami
New York
Northern Virginia
Orlando
Portland
Providence
St. Petersburg
San Antonio
San Francisco
Seattle
Tallahassee
Tampa
West Palm Beach

International Offices:
Caracas*
Mexico City
Rio de Janeiro
São Paulo
Tel Aviv*
Tokyo

*Representative Office

LISA L. JACKSON
202/419-2559
lljackso@hklaw.com

February 26, 2002

VIA HAND DELIVERY

Members of the Board of Zoning Adjustment
District of Columbia Office of Zoning
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001
Attention: Richard S. Nero, Jr.

D.C. RECEIVED
OFFICE OF ZONING
2002 FEB 26 PM 2:55

Re: BZA Case No. 16843 (800 8th Street, N.W)

Dear Board Members:

On behalf of the Applicant, Hillel: The Foundation for Jewish Campus Life, please find enclosed an original and ten copies of the Statement of the Applicant in connection with the above-referenced application for a modification of the approved plans for 800 8th Street, N.W. Eleven reduced sets of architectural drawings are included as an exhibit to the same.

Should you have any questions regarding this matter, please do not hesitate to contact me at (202) 419-2559.

Sincerely,

Lisa L. Jackson

cc: Aryeh Furst
Susan W. Turnbull
Arthur Jackson, Office of Planning
Abdoulaye Bah, Department of Public Works

BZA
Case No. 16843
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO.16843
EXHIBIT NO.23

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Application of Hillel:
The Foundation for Jewish Campus Life[1]

BZA Application No. 16843
Public Hearing: March 12, 2002
ANC 2C

STATEMENT OF THE APPLICANT

I.
Nature of Relief Sought

This application is filed pursuant to § 3103.2 of Title 11 of the District of Columbia Code of Municipal Regulations (the "Zoning Regulations" or "Regulations") for a variance from the requirements of §§ 2101.1 and 2117 of the Regulations, to have fewer than the required number of parking spaces for a nine-story office building in the DD/C-3-C District. The subject property consists of Lot 31 in Square 404.

The Board of Zoning Adjustment approved plans for development of the subject property by BZA Order No. 16498, dated November 3, 1999. (*See* attached Order at **Exhibit A**). The special exception and variance relief approved in the Order included variances from § 2101.1, Schedule of Requirements for Parking Spaces, and from § 2117.4, regarding driveway access to parking. In response to the severe space limitations of the site, the Board approved the Applicant's proposal to provide two levels of below-grade parking, accessible by car elevator. The developer at that time thought that the provision of parking would aid in the marketing and

[1] Since the time of the filing of this Application, the original applicant, 800 8th Street LLC, has sold the subject site to the current Applicant, Hillel, The Foundation for Jewish Campus Life.

leasing of the building. In that approved configuration, the applicant did provide the required number of 17 parking spaces. With the base building complete, the building has been purchased by the Applicant, Hillel: The Foundation for Jewish Campus Life ("Hillel"). Hillel, the largest Jewish campus organization in the world, provides opportunities for Jewish students to explore and celebrate their Jewish identity through its global network of over 500 regional centers and campuses. Hillel, along with affiliate organizations, will occupy the entire building. Hillel currently occupies space at 1640 Rhode Island Avenue, N.W., and has approximately 67 employees, all of whom will move to the 800 8th Street location when the building is completed. Of those employees, only two presently have parking spaces at the Rhode Island Avenue site because of the important security concerns present both before and, increasingly, after the September 11, 2001 attacks on America. The affiliated organizations who will occupy two floors in this building are also located at 1640 Rhode Island Avenue, and do not have any parking allocated to them at that site.

Due in combination to the internal space needs of the organization and the acute security concerns that have arisen due to recent world events, it is not feasible or necessary for Hillel to provide two levels of parking as indicated on the approved plans for the site. Hillel, therefore requests approval to provide 14 spaces on a combination of private space and public space leased from the District of Columbia on the lower below grade level in a stacked configuration. The prior Board approval also included the use of vault space.

II.
Jurisdiction of the Board

The Board of Zoning Adjustment has jurisdiction to grant the requested variance relief pursuant to § 3103.2 of the Zoning Regulations.

III.
Background of the Case and Explanation of Applicant's Plan for the Subject Property

The subject property is located at the northwest corner of 8th and H Streets, N.W. Comprised of Lot 31 in Square 404, the property measures 85 feet along 8th Street, N.W., and is only 47.33 feet wide along H Street, N.W. The site is extremely small and narrow for a commercial site in the DD/C-3-C District, with a lot area of only 4,023 square feet. The nine-story office building approved for the site has received a certification of core completion. The subject property is bounded by the Greater New Hope Baptist Church to the north and the eight-story United States Mint offices to the west. To the east of the site, across 8th Street, N.W., is Chop Sticks Chinese Restaurant. To the south of the site, across H Street, N.W, and in the DD/C-4 District, is a new multi-story office building and a small gift shop. Diagonally across the intersection of 8th and H Streets is Calvary Baptist Church.

There is a significant difference in the character of the uses from 8th Street going west along H Street and from 8th Street going east along H Street, with the uses to the east of 8th Street being more retail-oriented. As mentioned above, the uses to the west of 8th Street in the vicinity of the subject site include the United States Mint office, the Convention Center, Greater New Hope Baptist Church, and large office buildings to the south of the site. The uses directly across from the site

on the east side of 8th Street include the Chop Sticks Restaurant, the Adams National Bank, a Subway sandwich shop, and Starbucks. (*See* Exhibits B through E) The difference in the nature of uses east and west of 8th Street along H Street reflects the way the Downtown Development District provisions of the Regulations treat retail in this area, namely by requiring a higher intensity of retail uses east of 8th Street.

The building on the subject property measures no more than 120 feet in height, in keeping with the height regulations for the C-3-C District and the Downtown Development District overlay, as well as the Act of 1910. The total gross floor area ("GFA") for the project is approximately 33,880 square feet, with a floor area ratio ("FAR") of 8.5. As mentioned herein, all but the lower below grade parking level will be utilized as museum, gallery, assembly hall and office space by Hillel and affiliated organizations. Pursuant to the Downtown Development District Regulations, the entire ground floor will be devoted to permitted arts and entertainment uses (i.e. museum, gallery and assembly hall space).

Due to security concerns and Hillel's internal space needs, and the actual demand and known utilization of the building, it imposes an increased practical difficulty to require that Hillel use both below grade levels for parking. As indicated on the attached plans, Hillel proposes to utilize some of the area on the upper below grade level to provide a separate ventilation system, a kosher kitchen, information technology storage space, a fitness center and a lounge and eating area for employees. On the lower below grade level, the Applicant will provide 14

parking spaces through a combination of its own space and rented vault space from the District of Columbia.

The Board's approval of the original application included two special exceptions: (1) to waive the rear yard requirements; and (2) to approve the elevator machine room which does not meet the normal setback requirements, along with three variances. The Board's approval also included three variances: (1) to have fewer than the minimum number of required parking spaces; (2) to provide parking access by car elevator rather than an improved driveway; and (3) to have less than the one required loading berth in a DD/C-3-C District.

Based on the record before the Board, the Board concluded that the Applicants had satisfied their respective burdens of proof for the granting of the requested variances including a finding that the requested relief could be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The record of the original proceeding justifies the Board's basis for granting the requested variances from the parking and access requirements of the Regulations. Among other things, the record included information demonstrating the comparatively small size of the site for its zoning classification and immediate surroundings. As such, development of the site in conformity with the use, height and density limitations imposed in the DD/C-3-C District placed the Applicant in an exceptional situation.

In its approval of the original application, the Board also acknowledged the practical difficulty suffered by the Applicant due to the exceptional situation of the

property and unanimously approved the application. The Board further concluded that its granting of the requested relief would not tend to adversely affect the use of neighboring property. In addition, as the Board noted in its Order, no person or party appeared at the hearing in opposition to the application.

As discussed in further detail in this Statement, the Applicant submits that the unique security concerns and internal space needs of Hillel, requiring a storage area for a separate ventilation system for its mail room necessitated by recent events and a kosher kitchen, affect the subject site with an even further exceptional situation necessitating zoning relief. These exceptional situations and conditions impose upon the Applicant the further practical difficulty of having to conform to the building and zoning requirements on a proportionally greater scale than do much larger commercial projects (namely emergency egress, elevator cores, and parking access) without account being taken for the disproportionate loss in utilizable space suffered by a project of this diminutive scale and the Applicant's unique security and space needs. It is noteworthy that if the site were located directly across the street in the C-4 zone, there would be no parking required as the property is less than 10,000 square feet in lot area. *See* § 2101.1 of the Regulations.

Given the fact that the Board has already recognized the exceptional nature of the site and the practical difficulty the small size of the site would place on *any* Applicant, Hillel submits that the pertinent issue for the Board's consideration in the instant case is whether its proposal to provide 14 spaces instead of the required 17 spaces will cause substantial detriment the public good or impair the purpose or

intent of the Zoning Regulations or Map. The Applicant further submits that its unique security concerns and resulting space constraints add to the exceptional nature of the site and practical difficulty of complying with the Regulations and that its alternate plan for parking will in no way detriment the public or impair the intent, purpose and integrity of the Zoning Regulations or Map.

IV.
Current Application

As mentioned above, pertinent to the present application, Section 2101 of the Regulations would require that a total of 17 off-street parking spaces be provided on the lower below grade level of the building for the office use contemplated by Hillel. Hillel, as the owner of the site, continues to propose the use of vault space from the District of Columbia and the use of the car elevator to access the lower below grade level. Given the security concerns inherent to an organization of Hillel's nature, it will strictly monitor parking at the subject site so that even though it proposes to provide sufficient space for 14 cars, the garage will actually be utilized by no more than six to eight cars at any one time. In addition, based on the proximity of the building to Metro and internal surveys it has conducted, Hillel expects a majority of its employees to continue their current pattern of utilizing public transportation to commute to the new location. Parking surveys conducted by Hillel, also demonstrate that there is an abundance of available parking in the area. (*See* **Exhibit F**, parking availability survey and **Exhibit G**, employee survey) As such, the proposed parking plan will not have any adverse affect.

V.
Exhibits in Support of the Application

Before proceeding with the discussion of the merits of this application, the following additional materials are submitted:

Exhibit A: Board of Zoning Adjustment Order No. 16498 (Dated November 3, 1999).

Exhibit B: Surveyor's Plat of the Subject Property.

Exhibit C: A portion of the Sanborn Atlas showing the Subject Property outlined in red.

Exhibit D: A portion of the Zoning Map showing the subject square outlined in red.

Exhibit E: Photographs of the Subject property.

Exhibit F: Parking Availability Survey

Exhibit G: Employee Parking Survey

Exhibit H: Letter of Unanimous Support of ANC 2C, dated February 11, 2001.

Exhibit I: Architectural Plans

Exhibit J: Outline of testimony of representative of Hillel.

Exhibit K: Outline of testimony of Architect.

Exhibit L: Outline of testimony of land planner.

VI.
Applicant's are Entitled to Variance Relief Under § 2101 of the Zoning Regulations

The Applicant submits that it satisfies the required burden of proving conformance with the three part test for a variance from § 2101.1 which sets forth

the schedule of off-street parking requirements for all new building construction in the District of Columbia as indicated below.

1. The Property is Affected by an Exceptional Situation or Condition

As mentioned herein, in the original application, the Board found that the Subject Property is affected by an exceptional situation or condition. As a result of the exceptionally small size of the property for DD/C-3-C District, measuring only 4,023 square feet, it simply is not practicable for the Applicant to provide the required number of parking spaces within the property's lot lines. This inability is a direct result of the specific requirements relating to the size and slope of parking ramps and aisle access to those spaces that would have to be provided. The driveway system alone would consume virtually the entire footprint of the below-grade levels.

In addition, the internal space needs of Hillel and security concerns prompted by recent events adds to the exceptional nature of the subject site. As mentioned herein, Hillel needs to utilize space on the first below grade level in order to provide, among other things, a separate ventilation system for the building's mail room and kosher kitchen. These exceptional needs contribute to the inherently exceptional nature of the site due to its small size, which the Board recognized in the previous application.

2. The Strict Application of the Zoning Regulations Would Result in a Practical Difficulty

As mentioned herein, the Board has already found that strict application of the Zoning Regulations would result in a practical difficulty to the Applicant. The basis for the Board's finding was the inability to provide the required number of parking spaces, and accommodate in an efficient manner mechanical, fire, and safety issues. Section 2116 of the Regulations requires that, with few exceptions the parking requirement must be satisfied on-site.

If the Board does not grant the Applicant's request to modify the originally approved plan, Hillel will not be able to meet the very important space needs that are both critical to its functioning, and an absolute necessity based on recent events.

3. Relief Can Be Granted Without Substantial Detriment to the Public Good and Without Impairing the Intent, Purpose and Integrity of the Zone Plan

Granting of the subject relief will in no way detriment the public good, nor will it impair the intent purpose and integrity of the Zone Plan. The subject property is located in within one block of the Gallery Place Metro Station and is in an area with an abundance of parking options in close proximity. (*See* above referenced parking availability survey). Based on its own internal survey of its employees, most Hillel employees utilize public transportation to commute to work and have indicated an intent to continue that pattern once the organization moves to the subject location. In addition, based on the security concerns, Hillel will strictly monitor utilization of parking at the site. Hillel expects that, although it proposes to provide space for 14 cars, no more than six to eight cars will ever

actually be parked in the garage at any one time. The general public will never be allowed to use the parking space in the building.

VII.
Applicant's are Entitled to Variance Relief Under § 2117 of the Zoning Regulations

Although the proposed parking space will meet size requirements of the Regulations, the Applicant will need a variance from the access, maintenance and operation requirements of § 2117 of the Regulations so that parking may be provided in a configuration that will allow the provision of 14 spaces on the lower below grade level.

1. The Property is Affected by an Exceptional Situation or Condition

As mentioned herein, the subject property is affected by an exceptional situation or condition due to its small size and the unique internal space needs of Hillel.

2. The Strict Application of the Zoning Regulations Would Result in a Practical Difficulty

The exceptionally small size of the subject property in combination with the exceptional internal space requirements of Hillel would impose a practical difficulty on the Applicant if the requirements of § 2117 of the Zoning Regulations are strictly applied. As mentioned in the previous application, it would be impossible for the Applicant to comply with the access, aisle width and other requirements of § 2117 and still provide the required number of spaces. In addition, the limited amount of building space would make it extremely difficult for Hillel to meet the exceptional

space needs that are prompted by the security concerns and religious mandates of the organization.

3. Relief Can Be Granted Without Substantial Detriment to the Public Good and Without Impairing the Intent, Purpose and Integrity of the Zone Plan

As mentioned herein, the building will be owned by Hillel and occupied solely by its employees and affiliated organizations. Relief can be granted without any detriment to the public good because, in addition to the fact that most employees will commute to work via public transportation, parking in the garage will be actively discouraged due to security concerns.

VIII.
Community Support

ANC 2C unanimously voted in support of the application at its February 6, 2001 public meeting. (*See* attached ANC letter, **Exhibit H**).

IX.
Conclusion

For the reasons stated above, the requested relief meets the applicable standards of the Zoning Regulations and can be granted without substantially

impairing the intent, purpose and integrity of the Zoning Regulations. The Applicant therefore requests that the Board grant the application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: _____
Norman M. Glasgow, Jr.

_____
Lisa L. Jackson

2099 Pennsylvania Avenue, N.W., Suite 100
Washington, D.C. 20006
(202) 955-3000

WAS1 #1058433 v7

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 16498 800 8th Street, N.W., LLC and Chinese Consolidated Benevolent Association, pursuant to 11 DCMR **3108.1 (new 3104.1)** for a special exception under Section 774.2 to waive the rear yard requirements, Section 411.11 to approve the elevator machine room which does not meet the normal setback requirements; and pursuant to 3107.2 **(new 3103.2)** for variances from Section 773.7 to have residential space on a roof with a dimension less than twenty five feet; Section 2101.1 to have fewer than the minimum number of required parking spaces; Section 2117.4 to provide parking access by car elevator rather than an improved driveway, and Section 2205.3 to have less than the one required loading berth in a DD/C-3-C District at premises 800 8th Street, N.W. (Square 404, Lots 800 and 801.

HEARING DATE: **October 13, 1999**
DECISION DATE: **October 13, 1999**

CORRECTED SUMMARY ORDER

The Summary Order has been corrected to reflect a change in the following sentence: "It is therefore **ORDERED** that the application be **GRANTED, SUBJECT** to the following **CONDITION**". The corrected sentence reads as follows: "It is therefore **ORDERED** that the application be **GRANTED**".

The application was amended at the public hearing to eliminate the variance from 11 DCMR 773.7 to have residential recreational space on a roof with dimension less than twenty-five feet. The applicant submitted into the record a change in the application eliminating the proposed apartment on the top floor, therefore, a variance from Section 773.7 is no longer requested. The Board determined that due to the elimination of the apartment on the top floor the variance from Section 773.7 is no longer needed.

The Board provided proper and timely notice of the public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 2-C, ANC 2-F, and to owners of property within 200 feet of the site.

The site of the application is located within the jurisdiction of ANC-2C. ANC-2C which is automatically a party to this application, submitted a written statement in support of the application.

As directed by 11 DCMR 3324.2, **(new 3119.2)** the Board required the applicant to satisfy the burden of proving the elements, which are necessary to establish the case

OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3125.9, "NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO SUBSECTION 3125.6."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF TWO YEARS, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

SMP.10.17.99

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

BZA APPLICATION NO.: 16498

As Director of the Office of Zoning, I certify and attest that on NOV - 3 1999 a copy of the order entered on that date in this matter was mailed first class, postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Norman M. Glasgow, Jr.
Wilkes, Artis, Hedrick & Lane, Chartered
1666 K Street, NW, Suite 1100
Washington, D.C. 20006

Lawrence L. Thomas, Chairperson
Advisory Neighborhood Commission 2C
First & Pierce Streets, NW
Terrell Junior High School
Washington, D.C. 20001

Attested by: **JERRILY R. KRESS, FAIA**
Director

Date: NOV - 3 1999

Attest/SO /POH

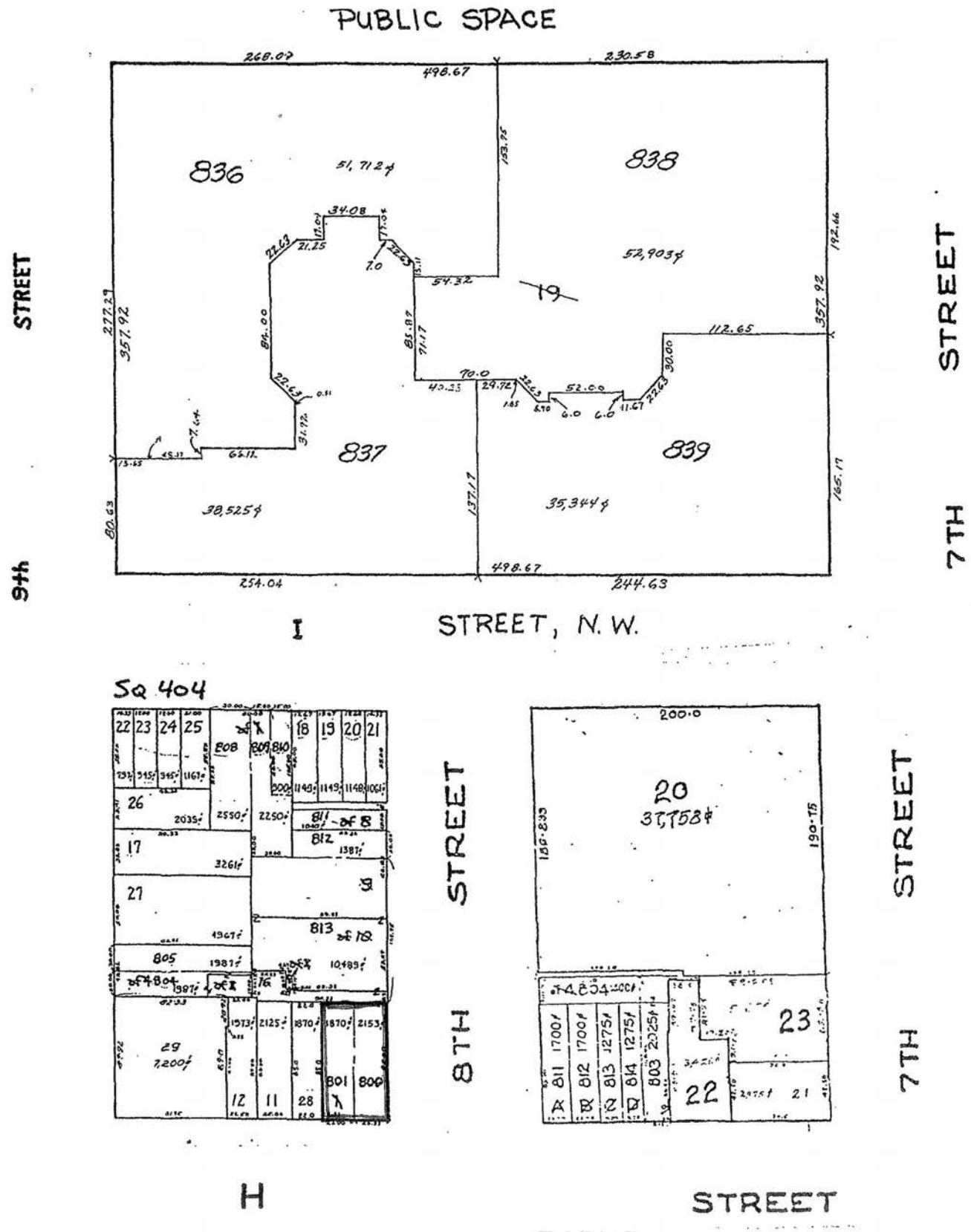


Exhibit C

Portion of Sanborn Atlas Showing
Subject Property in Red Ink

*Former Lots 800 and 801 are not Lot 31.

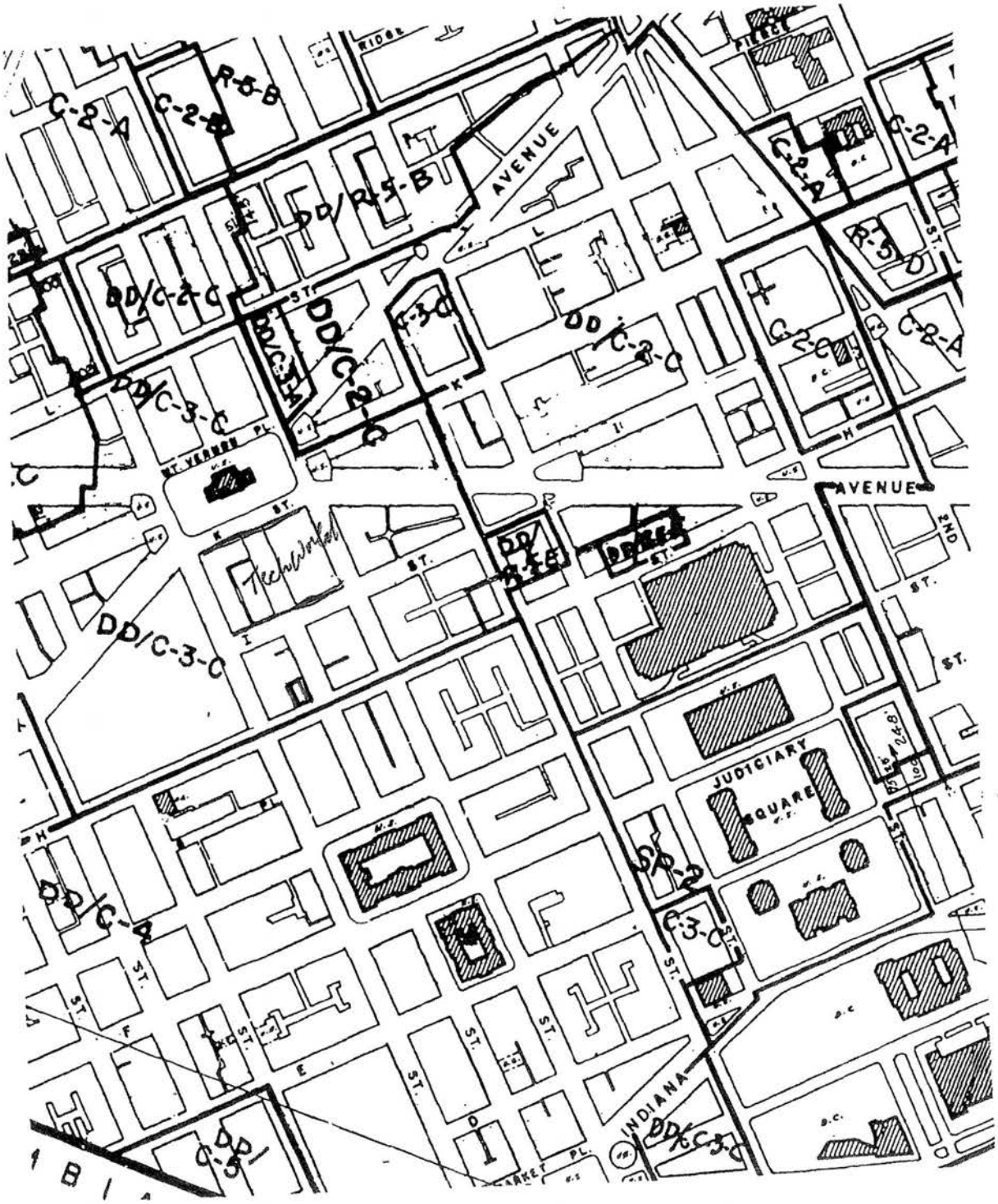


Exhibit D

Portion of Zoning Map
Showing Subject Property in Red Ink

for a special exception pursuant to 11 DCMR Sections 774.2, 411.11, and a variance from Sections 2101.1, 2117.4, and 2205.3. No person or entity appearing as a party to this case testified in opposition to the application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3108.1 **(new 3104.1)** and 3107.2 **(new 3103.2)** that the requested relief can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map. It is therefore **ORDERED** that the application be **GRANTED.**

Pursuant to 11 DCMR 3301.1 **(new 3101.6)** the Board has determined to waive the requirement of 11 DCMR 3331.3 **(new 3125.3)** that findings of fact and conclusions of law accompany the order of the Board. The waiver will not prejudice the rights of any party, and is appropriate in this case.

VOTE: 3 – 0 (Robert Sockwell, Sheila Cross Reid and Jerry Gilreath to grant.)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: _____
JERRILY R. KRESS, FAIA
DIRECTOR

FINAL DATE OF ORDER: NOV – 3 1999

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS

Exhibit B

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., January 4, 2002

Plat for Building Permit of SQUARE 404 LOT 31

Scale: 1 inch = 20 feet Recorded in Book 193 Page 140

Receipt No. 006795

Furnished to: HOLLAND & KNIGHT

Surveyor, D.C.

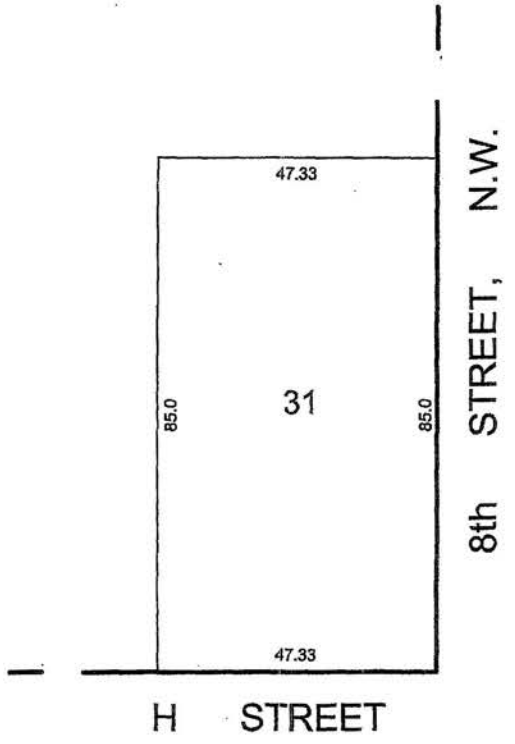
By: L.E.S.

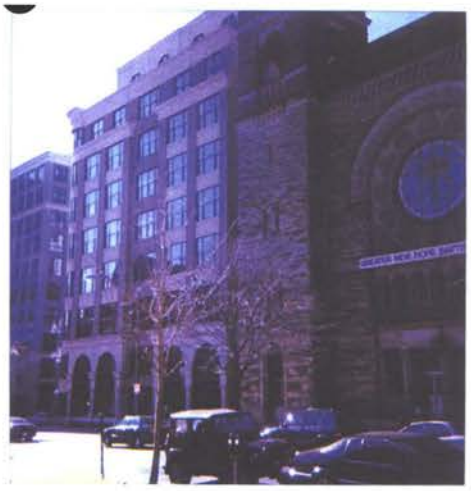
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

_____
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.





View of the Subject Property looking Southwest from 8th Street, N.W.



View of the Subject Property looking Northwest from the Southeast corner of 8th and H Streets, N.W.



View of the Subject Property looking North from the Southwest corner of 8th and H Streets, N.W.

AFFIDAVIT FOR PARKING SURVEY
FOR BZA CASE NO. 16843

DISTRICT OF COLUMBIA, ss:

Susan W. Turnbull, Project Manager for Hillel: The Foundation for Jewish Campus Life, being first duly sworn, does hereby depose and say that:

I, Susan Turnbull, on Thursday, February 21, 2002, Friday February 22, 2002, Monday February 25, 2002 and Tuesday February 26, 2002, surveyed the attendants at and officials from the following parking garages and surface lots within a four block radius of 800 8th Street, N.W. The survey was conducted in order to determine the total number of parking spaces at the location and the number of parking spaces available for daily users (not having monthly contracts, etc.).

I found that there are a total of 2466 parking spaces at these locations, of which 1097 are available for daily users during normal business hours. This count does not include the proposed Gallery Place development, to be located on the southeast corner of 7th and H Streets. That development is planned to have a 700 space garage. It is estimated that approximately 600 parking spaces will be available for daily users. The count also does not include a 300 space addition being planned for the Techworld Garage at 8th and I Streets, N.W. (listed below as #2).

1. Quick Park (garage in Grant Hyatt)
   1001 G Street, N.W.
   300 total
   20 available for daily users

2. Techworld (garage)
Entrances at 801 I Street, and on 7th just south of Massachusetts Ave.
970 total
75 available for daily users

3. PMI (surface lot)
610 Massachusetts Avenue, N.W.
94 total, 75 available for daily users prior to 9:00 a.m.)

4. Doggett Parking (New PEPCO Headquarters)
701 9th Street, N.W. (entrance on 8th Street, N.W.)
403 total, 175 available for daily users

5. Kinney Systems (surface lot)
615 H Street, N.W.
21 total; all available for daily users

6. Dana's Parking (surface lot)
809 6th Street, N.W.
34 total, all available for daily users prior to 8:30 a.m.)

7. PMI (surface lot)
S.E. corner of 6th & H Streets, N.W.
85 total, 75 available for daily users at capacity after 7:30 am until Convention Center is completed)

8. AV Parking (surface lot across from MCI garage)
709 6th Street, N.W.
60 total, all available for daily users

9. Dana's Parking (Old Bergman's garage next to MCI garage)
714 6th Street, N.W.
60 total, all available for daily.

10. Altman's (surface lot)
633 I Street, N.W. (spaces also located on south side of I Street)
30 spaces; 15 available for daily users

11. Doggett Parking
900 H Street, N.W.
385 total, 235 available for daily users

12. MarcParc (surface lot)
Eye and 7th Streets, NW

25 total, 22 available for daily users (Available until construction begins at site. To be replaced by TechWorld addition 300 spaces)

13. MarcParc (surface lot)
500 New York Ave., NW (Corner of 6th and K)
240 total, 220 available for daily users

14. PMI (surface lot)
727 6th Street, NW
59 total, 30 available for daily users

Susan W. Turnbull

Subscribed and sworn to before me this 26th day of February, 2002.

Notary Public, D.C.

NOTARY PUBLIC, DISTRICT OF COLUMBIA
MY COMMISSION EXPIRES JULY 31, 2005

My commission expires:

WAS1 #1062008 v1

AFFIDAVIT FOR TRANSPORTATION SURVEY
FOR BZA CASE NO. 16843

DISTRICT OF COLUMBIA, ss:

Susan W. Turnbull, Project Manager for Hillel: The Foundation for Jewish Campus Life, being first duly sworn, does hereby depose and say that:

I, Susan Turnbull, in the month of February, 2002 surveyed the International Center staff of Hillel: The Foundation for Jewish Campus Life. The survey was conducted in person and by email in order to determine the typical transportation patterns and methods of transportation both currently at 1640 Rhode Island Avenue, NW and prospectively at the organization's new location at 800 8th Street, NW.

I found that there are 67 current total employees. Of this number only two currently have on-site parking spaces at the foundation's current location. The attached chart demonstrates the current and anticipated transportation patterns of the staff.

Susan W. Turnbull

Subscribed and sworn to before me this 26th day of February, 2002.

Notary Public, D.C.

NOTARY PUBLIC, DISTRICT OF COLUMBIA
MY COMMISSION EXPIRES JULY 31, 2005

My commission expires:

Hillel Transportation Survey

Total Full-time Employees at Washington International Center: 67

Last Name	First Name	Metro	Drive	Currently Walk
Alpert	Karen	Benefit/Daily typical		
Borden	Suzanne	Benefit/Daily typical	2 x month	
Chinn	Hindy	Benefit/Daily typical	1 x week	
Chizzik	Stuart	Benefit/Daily typical		
Cooper	Alana	Benefit/Daily typical		
Epstein	Julie	Benefit/Daily typical		
Gasko	Eran	Benefit/Daily typical		
Gimal	Melina	Benefit/Daily typical		
Goldberg	Rob	Benefit/Daily typical		
Goldwater	Jill	Benefit/Daily typical		
Gorman	Claudine	Benefit/Daily typical		
Grossman	Matthew	Benefit/Daily typical	1 x week	
Grossman	Robert	Benefit/Daily typical		
Gunter	Christine	Benefit/Daily typical	3 x month	
Gurshman	Rachel	Benefit/Daily typical	1-3 x month	
Hersh	Melissa	Benefit/Daily typical		
Hochheiser	Rachel	Benefit/Daily typical	2-3 x month	
Hoffman	Andrea	Benefit/Daily typical		
Jerison	Susan	Benefit/Daily typical		
Jobe	Ousman	Benefit/Daily typical		
Kidd	Linda	Benefit/Daily typical		
Kirschbaum	Dennis	Benefit/Daily typical		
Kruger	Dave	Benefit/Daily typical		
Kusie	Michael	Benefit/Daily typical		
Light	Walter	Benefit/Daily typical		
Manewith	Toby	Benefit/Daily typical	1 x month	
Michels	Abby	Benefit/Daily typical	2 x month	
Miller	Melissa	Benefit/Daily typical		
Munsey	Elizabeth	Benefit/Daily typical		
Neier	Marty	Benefit/Daily typical		
Prewitt	Michelle	Benefit/Daily typical		
Radacsi	Maria	Benefit/Daily typical		
Radel	Mark	Benefit/Daily typical	2-3 x month	
Rollins	Evelyn	Benefit/Daily typical		
Rubin	Jay	Benefit/Daily typical		
Schiff	Stevie	Benefit/Daily typical		
Stein	Jessica	Benefit/Daily typical		
Talbot	Marjatta	Benefit/Daily typical		
Tannenbaum	Jordan	Benefit/Daily typical	2-3 x week	
Weinstein	Avi	Benefit/Daily typical		
Ferrine	Ann	Daily typical	1 x week	
Shapiro	Naomi	Daily typical		
Black	BarriSue	Future benefit/Daily typical		
Brownstein	Linda	Future benefit/Daily typical		Daily
DeLeon	Melissa	Future benefit/Daily typical		
Graham	Hannah	Future benefit/Daily typical		Daily

Grayer	Stacy	Future benefit/Daily typical		
Hutt	Shira	Future benefit/Daily typical		
Kreindler	Karlin	Future benefit/Daily typical		Daily
Krise	Ron	Future benefit/Daily typical		Daily
Krivitsky	Keith	Future benefit/Daily typical		Daily
Latz	Jennifer	Future benefit/Daily typical		Daily
Nathan	Arielle	Future benefit/Daily typical	2 x weekly	
Rabkin	Michael	Future benefit/Daily typical		Daily
Rosin	Nurite	Future benefit/Daily typical		
Trockman	Jamie	Future benefit/Daily typical		Daily
Wachstock	Susan	Future benefit/Daily typical	2-3 x month	
Weiss	Rachel	Future benefit/Daily typical		Daily
Williamson	Barbara	Future benefit/Daily typical	4 x week will discontinue with move	
Houser	David	Typical 2 x week	3 x weekly	
Kutac	Lauren	Typical 2-3 x week	2-3 x week	
Frankenberg	Deborah		Daily	
Furst	Aryeh		Daily on premises	
Joel	Richard		Daily on premises	
Pope	Lisa		Daily	
Petrlik	Stacy		Daily	
Rubin	Jeff		Daily	
** Benefit is Metro system pass purchased through Hillel				
Currently enrolled in Metro Benefit/for regular travel : 40 (will continue)				
Additional enrollees expected with move: 15 (several are currently walkers)				
Parking Benefit at current location: 2 (Joel, President; Furst, CFO,COO)				
Other daily drivers: 4				
Other periodic drivers: 15 (varying from one time per month to 3 times per week)				
Average parking pattern per month: 70 - 80 units total				
	(3.5 - 4 cars per day assuming 20 day month)			

Advisory Neighborhood Commission 2C
Shaw Terrell Community Center
First & Pierce Streets, N.W.
Washington, D.C. 20001

February 11, 2002

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: BZA Application No. 16843,
800 – 8th Street, N. W.

Dear Members of the Board of Zoning Adjustment:

This letter is to advise that Advisory Neighborhood Commission 2C at its regularly scheduled February 6, 2002 public meeting, at which a quorum was present, unanimously voted 6 to 0 to support the application of Hillel to reconfigure its below-grade parking to 14 spaces on one level, including stacked parking spaces.

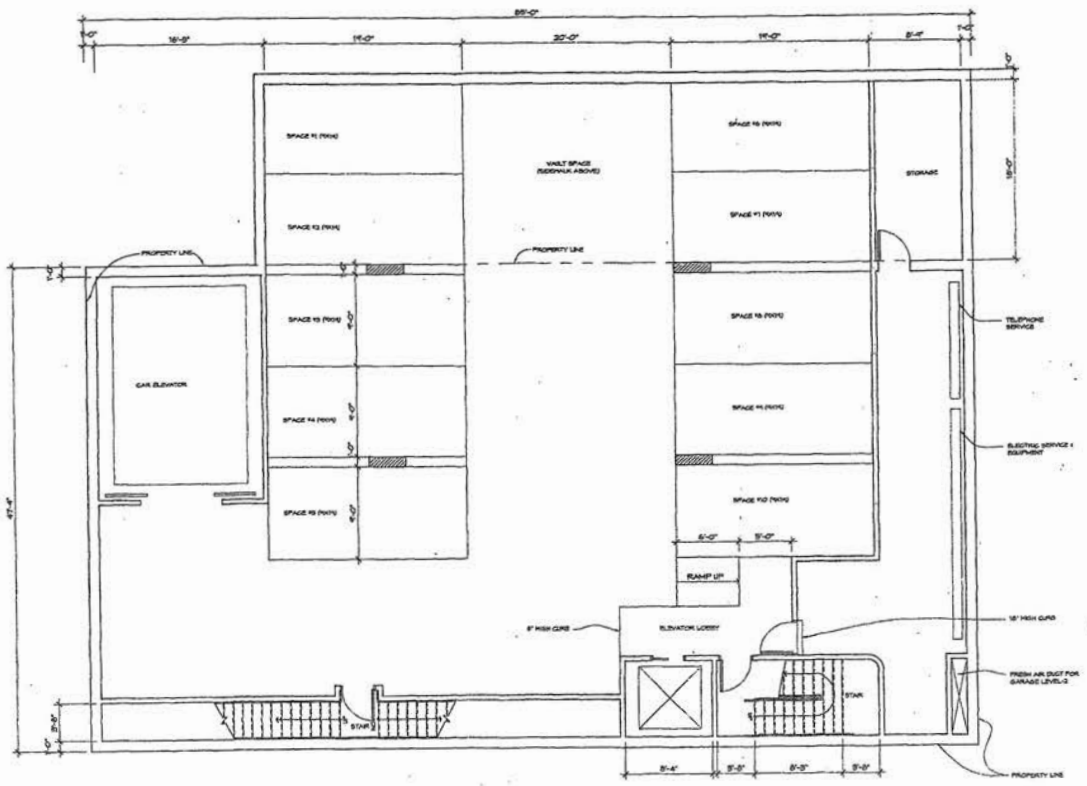
The ANC finds the subject site to be unique and affected by several exceptional situations or conditions including its narrow width and small size which precludes any traditional type of garage arrangement.

A practical difficulty will result in forcing the applicant to use a second below-grade level for parking when one level will suffice for the applicant's needs. The granting of the requested relief will result in the loss of only three spaces below the number otherwise required. The relief is extremely minor in nature.

The ANC believes that granting this variance request will be consistent with the Board's prior action granting variance relief affecting this property.

Very truly yours,

Commissioner Leroy Thorpe, Jr.



CELLAR-1 FLOOR PLAN

Approved Upper Below Grade Level (Cellar 1) Plan

CELLAR-1 FLOOR PLAN

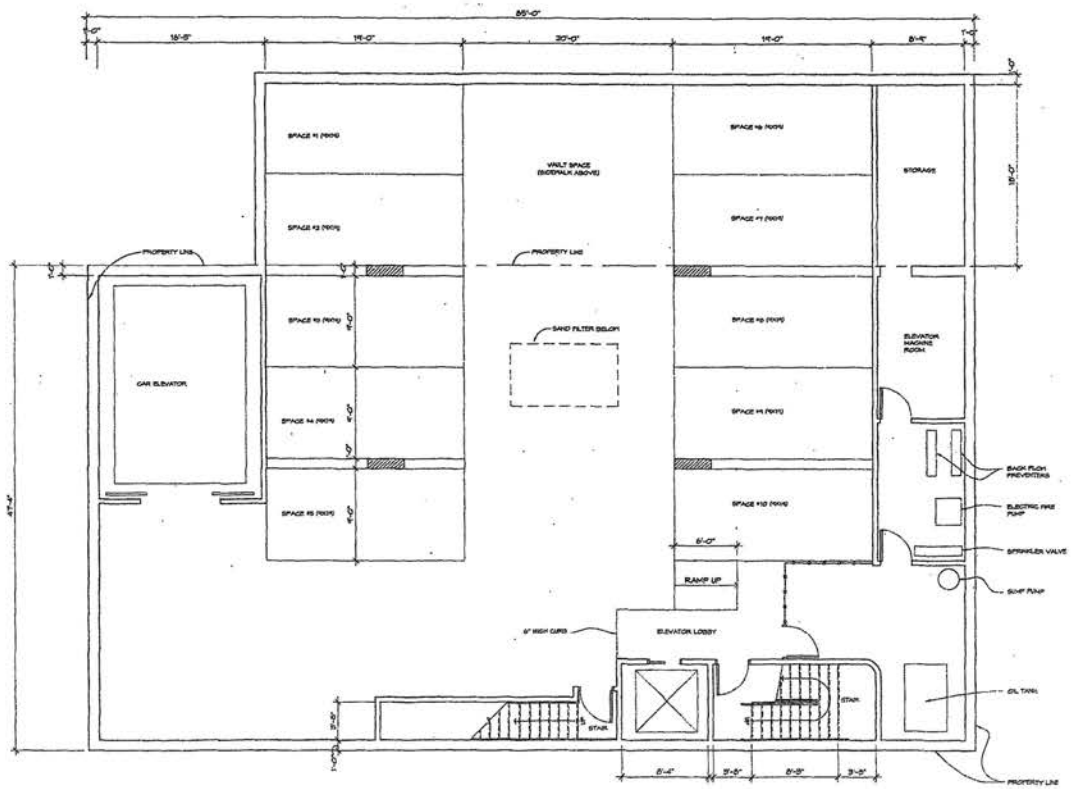
Exhibit I

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 6TH STREET, N.W. WASHINGTON, D.C. 20001

OWNER: 800 8TH STREET, L.L.C.

PROJECT: 800 8TH STREET, N.W.
WASHINGTON, D.C.

A-1b



1 CELLAR-2 FLOOR PLAN
A-1a SCALE: 1/8"=1'-0"

Approved Lower Below Grade Level (Cellar 2) Plan

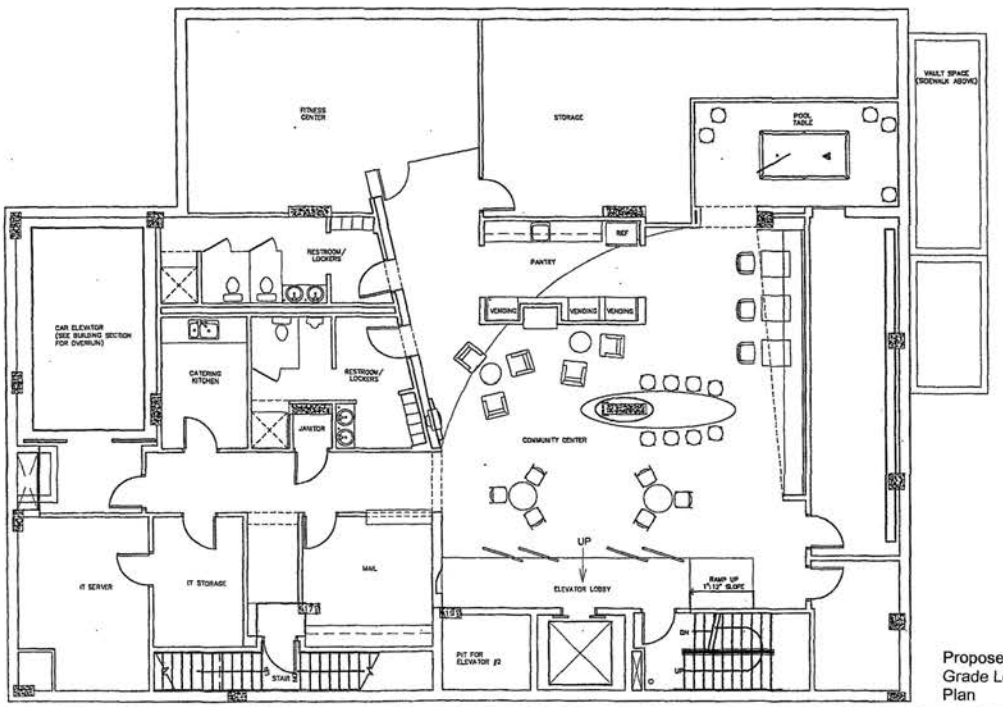
CELLAR-2 FLOOR PLAN

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 8TH STREET, N.W. WASHINGTON, D.C. 20001

OWNER: 800 8TH STREET, L.L.C.

PROJECT: 800 8TH STREET, N.W.
WASHINGTON, D.C.

A-1a

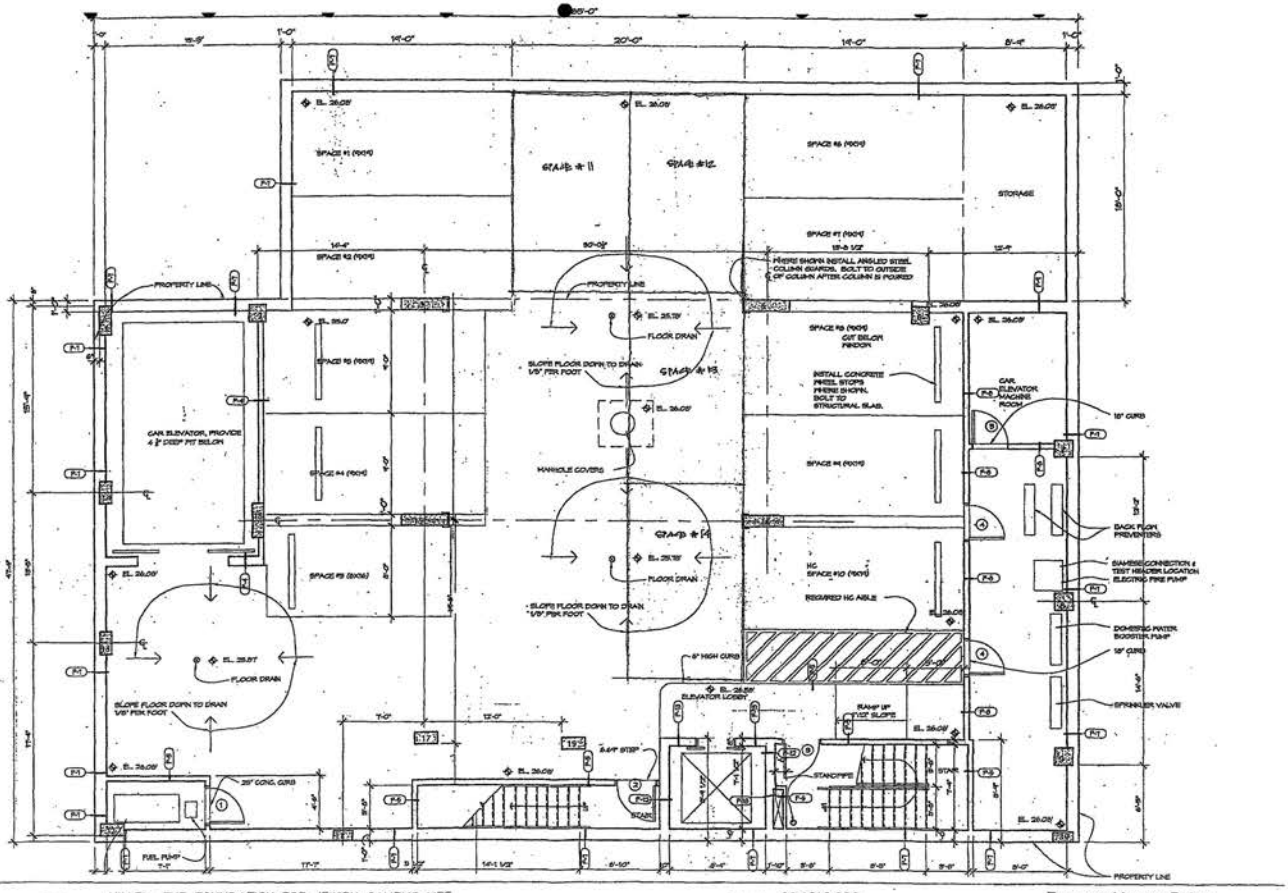


Proposed Upper Below Grade Level (Cellar 1) Plan

Gensler
2020 K Street NW
Suite 200
Washington DC 20006
Telephone 202.721.5200
Facsimile 202.872.8587

Project	HILLEL: THE FOUNDATION FOR JEWISH CAMPUS LIFE
Description	Lower Level Space Plan, Hillel Commons
Issue/Rev	
By	
Project No.	09.1218.000
File Name	
Scale	1/8"=1'-0"
Date	12/21/01

© 2001 Gensler



Gensler

2020 K Street NW
Suite 200
Washington DC 20006

Project	HILLEL: THE FOUNDATION FOR JEWISH CAMPUS LIFE
Description	Lower Level Parking Plan
Issue/Rev	
By	
Project No.	09.1218.000
File Name	
Scale	1/8"=1'-0"
Date	01/02/02

Proposed Lower Below Grade Level (Cellar 2) Plan

OUTLINE OF TESTIMONY OF REPRESENTATIVE OF THE APPLICANT

I. Introduction and General Description of Hillel: The Foundation for Jewish Campus Life

II. Description of 800 8th Street, N.W.

III. Brief Overview of Development Plan for the Site

IV. Brief Overview of Proposed Modification of Approved Plans for Below-Grade (cellar) Levels

V. Conclusion

OUTLINE OF TESTIMONY OF REPRESENTATIVE OF GENSLER ARCHITECTS

I. Introduction

II. Site Description

III. Description of Proposed Layout for Below-Grade Levels of Building

IV. Conclusion

OUTLINE OF TESTIMONY OF STEVEN E. SHER (LAND PLANNER)

I. Introduction

II. Site Location

III. Site Description

IV. Zoning

V. Description of Prior Special Exception and Variance Requests

VI. Description of Proposed Modification of Approved Plan

VII. Compliance with Standards

VIII. Conclusion