GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

★ ★ ★

D.C. BOARD OF ZONING
RECEIVED
2002 APR 26 PM 3:20

Office of the Director

Memorandum

TO: Board of Zoning Adjustment

FROM: Andrew Altman, Director
Office of Planning

DATE: April 25, 2002

SUBJECT: Supplemental Report
BZA Application #16869 (Kings Creek, LLC)
2329 Champlain Street, N.W. (Square 2566, Lot 103)

BZA
Case No. 16869
Exhibit No. 25

The Office of Planning submitted a report on April 23, 2002 regarding the request for lot occupancy and FAR variances and a special exception to allow an increase in the height of the building over that permitted by the Reed-Cook Overlay. We deferred our recommendation for these requests to allow further discussions with the applicant and community representatives.

As stated in our original report of April 23, 2002, OP felt that the applicant had met the requirements for granting the variances for the FAR and the lot occupancy. However, we had some concerns with the proposed building height of 69.6 feet, as we feared it could set a precedent for other properties in the neighborhood to request additional height over that permitted. After further analysis, and distinguishing the characteristics of this property and project from the characteristics of the other properties and how they may be developed in the future, we have concluded that we can support the additional height requested.

OP's support for an increase in the height limit is based on the fact that the applicant has incorporated some unique design features into the development. In order to achieve these elements and also make the project possible, the additional height is necessary. To mitigate the effect of the height, the 3rd through 6th floors are substantially setback and from the street some of the upper levels will not be visible (Attachment 1).

Secondly, Champlain Street is a narrow, 50-foot, right-of-way and if all the levels of the building were built flush with the parapet wall, light to the units as well as to the street could be minimized or blocked. The setbacks and open space areas created by the design will mitigate such a situation. Further, the design has incorporated both private and common open space areas that allow light into the units as well as provide residents with outdoor space. The common areas can be landscaped and roof gardens are proposed on the top floor. The outdoor space will include 3,530 feet of private open space, 1,650 square feet of public/common outdoor space and 2,000 square feet dedicated to circulation space and will be an asset to the residents in this urban area.

Board of Zoning Adjustment
District of Columbia
CASE NO.16869
EXHIBIT NO.25

The increase in height can also be justified as the building is grandfathered from having to provide parking spaces, Section 2100; however, the applicant is providing one parking space per unit, which is space that could have been converted to residences. The parking spaces provided will help to alleviate the lack of parking in the area.

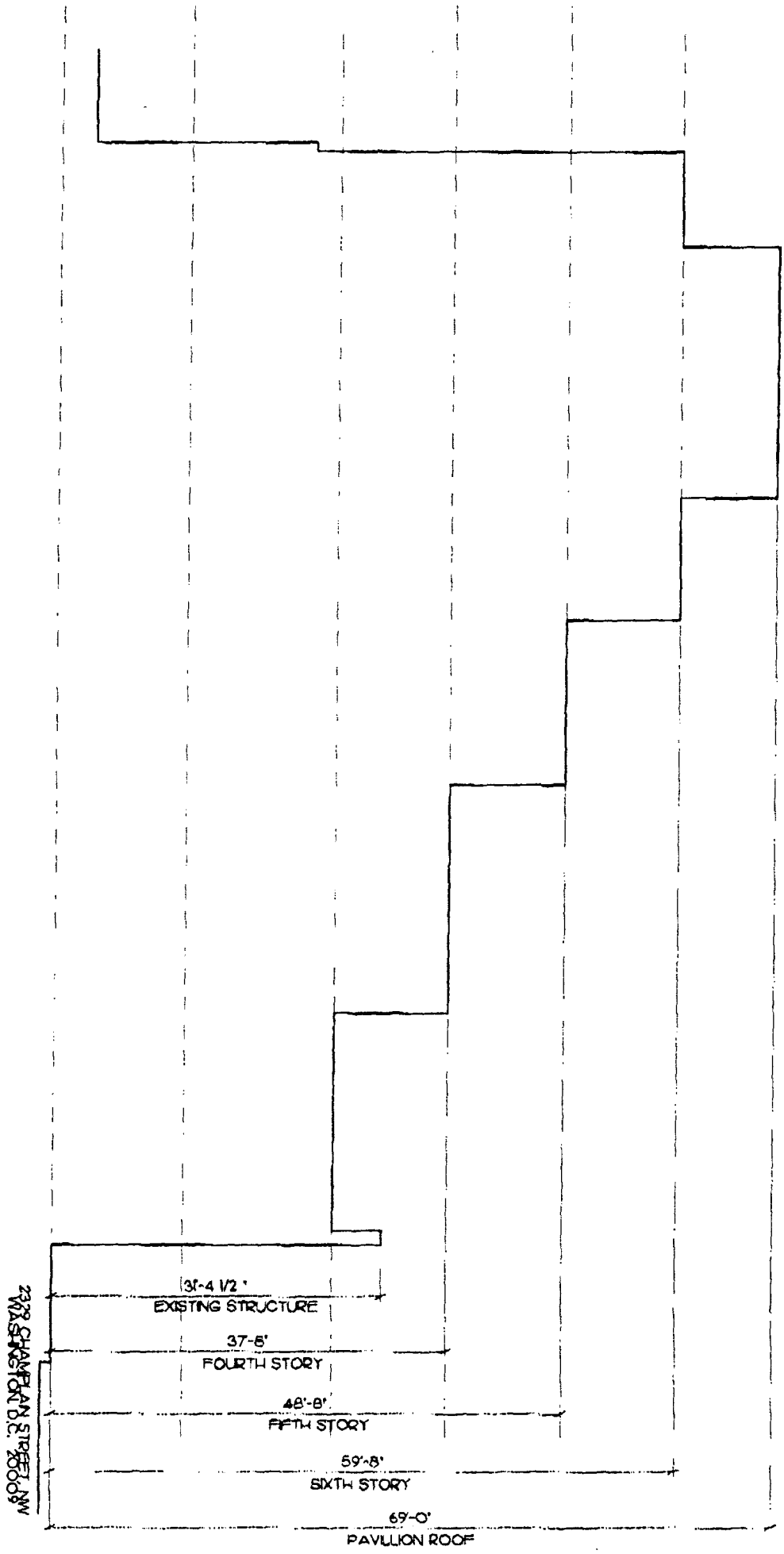
SUMMARY AND RECOMMENDATION

The proposed variances to increase the FAR, and to address the lot occupancy and the special exception request to increase the height of the building meet the provisions of Sections 3103.2 and 1403.1 of the Zoning Regulations for granting variances and a Special Exception in the Reed-Cooke Overlay District respectively. The proposal to provide a mixed-use development is a goal envisioned for the area covered by the Reed-Cook Overlay. The request to increase the FAR and height on this site will not cause any "substantial detriment to the public good" and "will not substantially impair the intent, purpose, and integrity" of the zone plan as embodied in the Zoning Regulations or Map", as they will fulfill the intent of increasing residential use and the height will be mitigated by stepping back the building from the parapet wall and allowing light to the street and the units themselves. The Office of Planning therefore recommends that the Board of Zoning Adjustment **APPROVE** the variances and special exception requested. OP also supports and recommends that the Board adopt the conditions outlined in the Memorandum of Understanding between the Applicant and the community.

Attachment

1. Cross Section shown the variations in height.

AA/mbr


2330 CHAMPLAIN ST. N.W. WASHINGTON D.C. 20009
31'-4 1/2"
EXISTING STRUCTURE
37'-8"
FOURTH STORY
48'-8"
FIFTH STORY
59'-8"
SIXTH STORY
69'-0"
PAVILLION ROOF