Board of Zoning Adjustment Application for Zoning Relief

2118 Kalorama Road, NW Lot 0048, Square 2527

Case Number: 16882

Part B of Application: A detailed statement of existing and intended use.

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The subject property is zoned R-5-D residential. Pursuant to DCMR Title 11, the D.C. Zoning Regulations, Section 350.6, a chancery is an allowed use, subject to disapproval by the Board of Zoning Adjustment in accordance with Chapter 10.

The lot fronts on Kalorama Road, NW on the north and is surrounded on the east, south and west by other lot lines. The Embassy of the Democratic and Popular Republic of Algeria owns adjacent property to the south along Wyoming Avenue, NW. It has 8,100 square feet of lot area.

The subject property is improved with an existing three story brick stucco and frame building which is owned by the Embassy and has served as its Chancery building for over 20 years. The existing structure is located in the Sheridan-Kalorama Historic District. The Chancery building was partially destroyed by fire in January of 2001, and is currently under reconstruction in accordance with building permits issued by the District of Columbia Government.

The Chancery would like to add a small one story second floor enclosed pavilion addition to the existing first floor footprint in the rear of the building above the single story rear wing. This pavilion will be used as the Ambassador's office.

No enlargements to the existing footprint of the building is being made. The total, resultant Floor Area Ratio with this partial second floor addition will be .905, which is far below the 3.5 allowed pursuant to section 402 of the Zoning Regulations. The percentage of lot occupancy provided with this proposal is 33.76 %, far less than the 75% lot occupancy allowed in Section 403 of the regulations. The rear yard setback is 62 feet, and section 404 requires a minimum rear yard depth of 15 feet. Therefore, the proposed project conforms to matter-of-right zoning standards for the R-5-D zone district.

The Historic Preservation Review Board has endorsed the design of the proposed addition. This item went before the Historic Preservation Review Board on February 7, 2002, at H.P.A. number 02-134. Copy of this agenda item is included with this package.

When the program for reconstruction was developed, fire and life safety requirements took up space previously available for office use. Specifically, the Ambassador lost his own office.

The insurance company had strict requirements which required the separation of reconstruction from elective new construction. This therefore required a two-stage approach to adding office space for the Ambassador.

At this time, both first-stage and second-stage development as well as all structural coordination will lead to an increase cost if the permit is not obtained in an expedient manner. The construction for the first-stage is currently underway pursuant to reconstruction permits.

It is therefore hoped that this case can be scheduled as soon as possible.

BZA
Case No. 16882
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16882
EXHIBIT NO.3