GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

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# Memorandum

**TO:** Board of Zoning Adjustment

**FROM:** Andrew Altman, Director
Office of Planning

**DATE:** July 15, 2002

**SUBJECT:** Supplemental Report
BZA Application #16897 (JBG/JER 6th Street, LLC.)
717 6th Street, N.W. (Square 486, Lots 8, 801-803)

BZA
Case No. 16897
Exhibit No. 32

As stated in the Office of Planning's Report dated July 9, 2002, the applicant was in the process of making revisions to the proposal response to concerns expressed by Avalon Bay representatives (adjacent property owner) and the Department of Transportation. As a result, the proposed development has been reduced from 55 to 46 condominium units and the total gross square footage has been reduced from 76,872 gross square feet of space at 12.0 FAR to 70,122 square feet or 10.99 FAR. Secondly, based on the reduction in square footage, the percentage of the recreational space provided will increase. Thirdly, as a result of the reduction in the number of units, the variance for the loading dock will not be required and a reconfiguration of the parking garage will negate the variance from the required parking aisle width.

## SUMMARY RECOMMENDATION

The applicant has demonstrated that the granting of these variances will not be detrimental to the community and meets the intent of the Zoning Regulations and Map. The Office of Planning therefore recommends **APPROVAL** of the requested variances and special exception.

Rear Yard

As demonstrated in the original report, the property is unique due to an exceptional situation and therefore is unable to meet the requirements of the Zoning Regulations. However, there has been some concern that without this setback, the light and air to the Gallery Place apartments that front on the alley will be blocked. To alleviate such a situation, the applicant has proposed to provide a 10-foot setback from the property line from the 4th floor upward. Therefore, the proposal will meet the following requirement of Section 3103.2:

Board of Zoning Adjustment
District of Columbia
CASE NO.16897
EXHIBIT NO.32

**The variance will not cause substantial detriment to the public good and will not impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.**

Granting the variance will not impair the intent of the Zoning Regulations. The rear yard setback is intended to give space between buildings so that they all receive adequate light and air. The proposal to modify the requirement to 10-foot setback beginning at the 4th floor will meet the intent of the Zoning Regulations and will not be detrimental to the public good.

Residential Recreational Space

With the reduction of the square footage of the building, the percentage of the recreation space will be less. The applicant proposes to provide the 1,451 square feet of space as previously proposed that equates to 2.1%. Therefore, the variance from the requirement remains.

## COMMUNITY COMMENTS

On July 11, 2002, ANC-6A voted to support the project.

## SUMMARY AND RECOMMENDATION

The applicant has requested a number of variances to allow this proposed development to be approved. The small lot area has caused some constraints to a viable development under the DD/C-2-C District requirements. The applicant has worked diligently with adjacent property owners to minimize the impact of the proposed development on the adjacent community. The applicant has demonstrated that the granting of these variances will not be detrimental to the community and meets the intent of the Zoning Regulations and Map. The Office of Planning therefore recommends **APPROVAL** of the requested variances and special exception.

AA/mbr