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August 29, 2002

NORMAN M. GLASGOW, JR.
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VIA HAND DELIVERY

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

Re: Board of Zoning Adjustment Case No. 16914
Prehearing Submission

Dear Board Members:

On behalf of PN Hoffman, enclosed please find an original and twenty copies of its prehearing submission in support of the above-referenced application for special exception and variance relief.

Should you have any questions regarding this matter, please do not hesitate to contact me at (202) 419-2460.

Sincerely,

Norman M. Glasgow, Jr.

cc: Joel Lawson, Office of Planning (Via Hand Delivery)

BZA
Case No. 16914
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO.16914
EXHIBIT NO.26A1

BEFORE THE BOARD
OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

APPLICATION OF **BZA APPLICATION NO. 16914**
P.N. HOFFMAN **HEARING DATE: SEPT. 17, 2002**
1445 P ST, NW & 1444 CHURCH ST, NW **ANC 2F**

STATEMENT OF THE APPLICANT

I.
NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of PN Hoffman, for the owners of property located at 1445 P Street, N.W. and 1444 Church Street, N.W. (the "Applicant") in support of the application to the Board of Zoning Adjustment for the following variance and special exception relief from the requirements of the Zoning Regulations pursuant to 11 DCMR §§ 3103.2 and 3104.1: (i) variance from the residential recreation space requirements of Section 773; (ii) variance from maximum permitted height of roof structure in the Arts Overlay District set forth in Section 1902.1(a), or in the alternative a special exception pursuant to Section 1906; and (iii) a special exception from the roof structure requirements of Section 411. The relief is requested in order to permit the construction of an apartment house comprised of two distinct components to be located at 1445 P Street, N.W. (the "P Street Property"), and 1444 Church Street, N.W. (the "Church Street Property"), (collectively, the "Site"), located in the Arts/C-3-A District.

II.
JURISDICTION OF THE BOARD

The Board of Zoning Adjustment has jurisdiction to grant the variance and special exception relief requested herein pursuant to Sections 1906, 3103, and 3104 of the District of Columbia Municipal Regulations ("Zoning Regulations"). 11 DCMR §§ 3103 and 3104.

III.
BACKGROUND

A. Description of the Site

The Site is located at 1445 P Street, N.W., and 1444 Church Street, N.W., and consists of Lots 901 and 903, respectively, in Square 209. Square 209 is bounded by Church Street to the north, 14th Street to the east, P Street to the south, and 15th Street to the west. The Church Street Property is currently a vacant lot, and the P Street Property is improved with a one story now vacant structure, previously used as a grocery store. The Site is located in the Arts/C-3-A District. The Church Street Property is also located within the Greater 14th Street Historic District.

B. Description of Surrounding Area

The area in which the Site is located is on the eastern edge of Dupont Circle, near Logan Circle. The area is in a stage of redevelopment, as many of the industrial, warehouse and residential buildings are being renovated and/or reconstructed. The Site is a through lot between Church and P Streets.

The immediate surrounding area is also zoned Arts/C-3-A and is comprised of residential and neighborhood-serving commercial uses. Also in Square 209 are residential developments currently under construction at 1425 P Street and 1440

Church Street. Across P Street to the south is the relatively new Fresh Fields grocery store and a drug store. Numerous mid-rise row houses are in the blocks surrounding the Site, many of which have been converted to apartment houses with rental and/or condominium units.

C. Historic Preservation Review Board

As stated above, the Church Street Property is located within the Greater 14th Street Historic District. Thus, the Applicant presented the proposed project to the Historic Preservation Review Board ("HPRB"). In preparing the submission, the Applicant worked closely with HPRB staff and the community, and the HPRB staff recommended conceptual approval of the proposed project at 1444 Church Street. The HPRB voted to adopt that recommendation at its December 20, 2001, meeting. At its May 23, 2002, meeting, the HPRB voted to support the combination of the Church Street Property and the P Street Property as one building, finding that the combination of the buildings would have no impact on the character of the Greater 14th Street Historic District. Copies of the adopted HPRB staff reports are attached as Exhibit F.

D. Project Description

The Applicant proposes to construct an apartment house with two, architecturally distinct components, including a total of approximately 115 dwelling units (collectively, the "Project") and retail uses on the ground level on P Street. The proposed development on the Church Street Property includes forty-nine units for sale as condominiums (the "Church Street Component") while development on the P Street Property includes sixty-six rental units with retail uses on the ground level

(the "P Street Component "). The Project includes a two-level, below grade parking garage, providing a total of 103 parking spaces (thirty-seven standard spaces, sixty-two compact spaces and four handicapped spaces) and three standard spaces and one HC/Van space above-grade. The parking provided is substantially in excess of the seventy-two spaces required by the Zoning Regulations but is that demanded by the market. 11 DCMR §2101.1.

IV.
THE APPLICANT MEETS THE BURDEN OF PROOF FOR VARIANCES

A. Standards for Granting Area Variances

Under D.C. Code §6-641.07(g)(3) and 11 DCMR 3103.2, the Board is authorized to grant an area variance where it finds that three conditions exist:

(1) the property is unique because, *inter alia*, of its size, shape or topography or other extraordinary or exceptional situation or condition;

(2) the owner would encounter practical difficulties if the zoning regulations were strictly applied; and

(3) the variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map

See French v. District of Columbia Board of Zoning Adjustment, 658 A.2d 1023, 1035 (D.C. 1995) (*quoting Roumel v. District of Columbia Board of Zoning Adjustment*, 417 A.2d 405, 408 (D.C. 1980)); *see also, Capitol Hill Restoration Society, Inc. v. District of Columbia Board of Zoning Adjustment*, 534 A.2d 939 (D.C. 1987). As discussed below, the Project and the variances requested for the same meet all three prongs of this test.

B. Variance Relief from Residential Recreation Space Requirement

The Applicant requests a variance from the residential recreation space requirement of Section 773.3, which requires that residential development in the C-3-A District provide not less than fifteen percent of the gross floor area of the building devoted to residential use for residential recreation space. Based on the 106,090 square feet of residential gross floor area proposed, the Project is required to include 15,914 square feet of residential recreation space (or fifteen percent). The Project proposes a total of approximately 5,300 square feet (or approximately five percent) devoted to residential recreation space. Because the residential recreation space requirement of fifteen percent cannot be met on the Site, the Applicant requests a variance from the residential recreation space requirement of Section 773.3.

1. Extraordinary or Exceptional Condition

The Site is affected by several extraordinary or exceptional conditions. First, the Site is a through lot, which is bisected by an alley easement. This creates an unusual shape and configuration, and the result is a development comprised of two distinct residential components connected at-grade.

Of the two components, the Church Street Component is physically located in the Greater 14th Street Historic District. As a result, the design of this building has been extensively reviewed by the community and the HPRB staff and redesigned accordingly by the Applicant. The approved design incorporates numerous setbacks and varying levels to break the building into small-scaled components, while retaining an overall continuity and unity of design. Although the design achieves the

goals of the HPRB for this neighborhood, it significantly limits the amount of space that can be devoted to residential recreation space. In addition, since the P Street Component is part of the same building as the Church Street Component, its design was also reviewed by the HPRB.

Finally, as evidenced by the letter from the Eddy Group, attached hereto as Exhibit G, the Site suffers from adverse subsurface conditions due to an exceptionally high water table. The Project includes a two-level, below-grade parking facility; however, the Applicant is unable to feasibly excavate any further for below-grade interior space or parking facilities due to the water table.

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

Due to the Site's exceptional conditions, it is practically difficult to include any additional residential recreation space. The Applicant proposes to devote approximately 5,300 square feet (or approximately five percent) of exterior open space to residential recreation space. This residential recreation space is provided through a large, open deck on the roof of the P Street Component. The roof deck will include outdoor furniture and provide views of P Street and towards Dupont and Logan Circles. In addition, the significant majority of units at the Project include private terraces and balconies; however, this space may not be included as part of the residential recreation space calculations. If included, the residential recreation space provided would be 13,216 square feet, or 12.5%.

Besides the sizable roof deck and the considerable amount of private outdoor space, no additional outdoor recreation space is reasonably available. The design of

the roof deck on the P Street Component maximizes the space available; the roof deck cannot be enlarged due to the mechanical equipment required to be located both on the roof and within the penthouse. For example, the compressor units have been grouped together to maximize open space while at the same time accessing the required internal systems and minimizing noise to provide the residents with high quality residential recreation space.

Additionally, no outdoor residential recreation space is available on the roof of the Church Street Component due to the setbacks on the upper floors. The roof itself has been substantially minimized so that the mass of the building is broken down into a series of smaller, vertically-oriented components that better relate to the size and scale of the historic buildings on the block than would a single, large horizontal mass. Although the reduced size of the roof reduces the visibility of the upper floors and the roof structure from the street, it prevents the incorporation of any additional outdoor residential recreation space. However, even if the roof included area to be devoted to residential recreation space, it would not be fully accessible to the residents in accordance with Americans with Disabilities Act. In order to provide elevator service to the roof, the penthouse must be eighteen feet, six inches in height. The reduced height of the penthouse on the Church Street Component, which was very important to both the HPRB and the community, prohibits such access and thus, residential recreation space on the roof of the Church Street Component.

Moreover, no outdoor residential recreation space can be provided on the ground level. As discussed above, the alley easement bisects the Site, creating two separate residential wings connected at-grade by a covered walkway. The loading

facilities are located in this area as well. Therefore, no meaningful residential recreation space can be provided on the ground level.

Interior space is also unavailable for additional residential recreation space. The Project is extremely small for new residential construction and is in essence a boutique-type residential facility. The Church Street Component includes only forty-nine units to be sold as condominiums. If the Applicant included interior residential recreation space, the number of residential units would be decreased, contrary to the intent of the Zoning Regulations which encourages housing in this area. Furthermore, the P Street Component, while having sixty-six units, is still small in terms of residential development and can not provide additional residential recreation space indoors without a reduction in the number of units or elimination of the retail space on the ground level. Thus, the conversion of interior space to residential recreation space either reduces the number of dwelling units in the P Street Component or the amount of retail space provided, both of which compromise the economic viability of the Project and are contrary to the stated purposes of the Arts Overlay District.

Finally, no residential recreation space can be provided below-grade. Specifically, the water table is three feet below the building's foundation. Although the Project includes two below-grade levels, the Applicant is unable to feasibly excavate an additional level below-grade. Therefore, any residential recreation space provided below-grade level will displace parking, which is extremely important for this area. Accordingly, the strict application of Sections 773.3 results in a peculiar and exceptional practical difficulty for the Applicant.

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 embodied in the Zoning Regulations and Map

Variance relief from the residential recreation space requirement of Section 773.3 can be granted without substantial detriment either to the public good or the Zoning Regulations. As proposed, the Project provides an appropriate amount of residential recreation space for residents of this type of building and in fact, provides significant private outdoor space for a majority of the units.

Although not permitted within the calculations of residential recreation space, the Project includes private terraces for approximately eighty percent of the units in the Church Street Component and fifty percent of the units in the P Street Component. The Applicant has researched the market and determined that residents in urban locations prefer private residential recreation space as opposed to shared or common space. If these terraces were include in the calculation, the Project would provide approximately 12.5% of the residential gross floor area to residential recreation space.

In addition to the roof deck and private terraces, the Site is located in the heart of the redeveloping P Street corridor, which includes retail as part of the P Street Component along with approximately 10,000 square feet of retail in the adjacent development by the Applicant. This area is quickly becoming a lively, urban area with active pedestrian uses. As well, outdoor recreation spaces can be found at Dupont and Logan Circles, both in walking distance from the Site. The residents of this type of development look for an authentic urban lifestyle, which includes shopping, eating and walking in their neighborhood. The proposed retail will further

activate the existing street life in this area. These urban opportunities mitigate the proposed reduction in residential recreation space provided on-site.

Overall, the Project provides significant new residential construction for the area, compatible design and historic preservation, neighborhood retail and important off-street parking which will substantially benefit the neighborhood. When this area's many recreational and entertainment activities available are considered along with the Site's provided recreation space and private terraces, the recreation space available to residents is more than sufficient. Accordingly, the requested relief will not have an adverse impact on the public or the zone plan.

C. Variance Relief from Maximum Permitted Height of Roof Structure

The Applicant requests a variance from the maximum permitted height of roof structures set forth in Section 1902.1(a) of the Zoning Regulations. Section 1902.1 states that for a property zoned Arts/C-3-A, a building may be constructed in excess of the height limit of sixty-five feet, up to a maximum height of seventy-five feet, provided that no roof structure permitted by the Zoning Regulations exceeds a height of eighty-three and one-half feet above the measuring point used for the building. The height of the Church Street Component is seventy feet, plus an additional nine feet for the roof structure and, thus, complies with this provision. The height of the P Street Component, however, is seventy-five feet, plus a maximum of eighteen feet, six inches for the roof structure, exceeding that permitted by Section 1902.1(a).

Accordingly, the Applicant requests a variance[1] of approximately eight feet, six inches for the height (including the roof structure) of the P Street Component.

1. Extraordinary or Exceptional Condition

As discussed in detail above, the Site is affected by several extraordinary or exceptional conditions. In order to comply with the residential recreation space requirements, the Applicant has provided a roof deck on the P Street Component. "Residential Recreation Space" is defined by the Zoning Regulations as an area on the lot or within the building which is equipped or landscaped for recreational use by the residents of the building and is freely accessible to the residents. 11 DCMR § 199 [emphasis added]. In order for the roof to be freely accessible to all of the residents in compliance with the Americans with Disabilities Act ("ADA"), the roof structure must be eighteen feet, six inches in height to house the required elevator equipment. Otherwise, the elevator can not ascend to the roof level.

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

Due to the Site's exceptional conditions, it is practically difficult to provide access to the roof without increasing the permitted height of the roof structure. The height of the roof of the P Street Component is seventy-five feet as permitted by Section 1902.1. To provide access to the roof, the elevator must ascend to the roof

[1] The Applicant requests an area variance from Section 1902.1(a). However, Section 1906 of the Zoning Regulations provides that "exceptions" from the requirements of the Arts District are only permitted if granted by the Board of Zoning Adjustment after public hearing based on specified criteria. The Applicant addresses in this Prehearing Statement how the request satisfies each of the criteria listed therein. These criteria mirror the standards for an area variance and accordingly, the Applicant requests a variance as part of this application. However, if the Board is of the opinion that the relief requested should be a special exception instead of a variance, the Applicant requests that the Board consider the application accordingly and grant such special exception relief.

level and incorporate the required mechanical equipment, which mandates a roof structure with a height of eighteen feet, six inches. If the roof structure is provided at the permitted height of eight feet, six inches, access is not possible, further exacerbating the variance relief needed from the residential recreation space requirements.

The Applicant has investigated options to reduce the height of this portion of the roof structure. For example, the Applicant has incorporated a side-slung elevator in order to contain the required equipment in a penthouse with the lowest height possible However, the other design options reviewed by the Applicant in an effort to further reduce the height of the roof structure did not result in a complying roof structure.

The roof structure steps down in height from eighteen feet, six inches to thirteen feet, nine inches in an effort to minimize any impact of the roof structure on the surrounding area. However, the reduced portion of the roof structure is five feet, three inches above that permitted by Section 1902.1(a). This portion of the roof structure also cannot be lowered any further. As depicted on the attached architectural drawings, the elevator lobby room and two stairwells have a maximum height of nine feet. Air handlers, with approximately four feet of height, are positioned on top of the roof structure, resulting in the thirteen feet, nine inch height for this portion of the roof structure. The lobby room cannot be eliminated because it is necessary to protect the elevators from the elements. Moreover, the District of Columbia Building Code requires the incorporation of the stairwells as the two means

of ingress and egress for a roof deck of this size. Accordingly, the height of the roof structure cannot be lowered any further.

Furthermore, to lower the base height of the roof to achieve compliance with the maximum height of roof structure permitted by Section 1902.1(a) will lead only to a reduction in the number of residential units provided in the P Street Component. To exclude an entire floor would result in the loss of eleven apartment units, reducing the economic viability of the building and being contrary to the stated purposes of the Arts District Overlay. As an alternative, the retail space could be eliminated on the ground floor; however, the elimination of such uses would have an adverse impact on the neighborhood, which strongly supports neighborhood-serving retail uses at this location, and would also be contrary to the stated purposes of the Arts Overlay District.

3. Relief Can Be Granted Without Substantial Detriment to the Public and Without Substantially Impairing the Intent, Purpose and Integrity of the Zone Plan as Embodied in the Zoning Regulations and Map

The variance from the maximum permitted height of the roof structure in the Arts Overlay District can be granted without substantial detriment to the public and without substantially impairing the intent, purpose and integrity of the Zoning Regulations. The intent of this provision is to minimize any adverse impact on the surrounding area that may result from the increased permitted height. The Applicant has incorporated a greater than one-to-one setback from the entire penthouse to eliminate and/or minimize the view of the penthouse from the surrounding area.

Furthermore, the Applicant has worked extensively with the community to resolve any issues associated with the increased roof structure height. The community supports this resolution, as indicated in the support letter submitted by the Advisory Neighborhood Commission 2F. Finally, the height of the roof structure is no higher than that permitted as a matter of right in Section 770.6(d), meets all setback requirements set forth in Sections 411 and 770.6(b), and does not violate the Act to Regulate the Height of Buildings, June 1, 1910, as amended, codified in Chapter 6 of the D.C. Code.

Accordingly, the Project will not adversely impact the light and air of adjacent properties, and the roof structure will likely not be visible from at-grade vantage points. Furthermore, the Project involves significant new residential construction which will constitute an important benefit for and is strongly supported by the community. Therefore, the requested relief can be granted without substantial detriment to the public and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

4. Exceptions Permitted by Section 1906.1

Section 1906.1 of the Zoning Regulations requires that any exception to the Arts Overlay Regulations of Chapter 1900 satisfy certain criteria. As set forth below, each of these criteria are satisfied by development of the Project with the requested relief:

(a) The use(s), building(s) or feature(s) at the size, intensity and location(s) proposed, will substantially advance the stated purposes of the Arts Overlay District and will not adversely affect neighboring property or be detrimental to the health, safety, convenience, or general welfare of persons living, working or visiting the area.

The stated purposes of the Arts Overlay District include the following: requiring uses that encourage pedestrian activity, especially retail, entertainment, and residential uses; expanding the area's housing supply; and encouraging development of residential and commercial buildings. The Project is an important expansion of the area's residential supply, adding approximately 115 units to the area on vacant and underutilized properties. Furthermore, the P Street Property includes development of retail uses on the ground floor, which furthers the goals of the Arts Overlay District. Moreover, as discussed in detail in the preceding subsection, the relief requested herein will not adversely impact the surrounding area in any way, and in fact, serves only to benefit the area, while furthering the stated goals for this area.

(b) Exceptional circumstances affecting the property make compliance with the requirements of this chapter difficult or impossible, or the development provides alternative public benefits, in lieu of the excepted uses or features, that are of comparable value to the public in achieving the purposes of this chapter and of the Comprehensive Plan.

As discussed above in Subsection 1, the Site is affected by exceptional circumstances which necessitate the increased height of the penthouse. Specifically, the required residential recreation space mandates full access to the roof deck and in order to provide such access, the roof structure must be eighteen feet, six inches in height, which is eight feet, six inches taller than that permitted under Section 1902.1(a). Incorporating elevator access to the roof, as well as the elevator lobby and

the required access and egress for a roof deck, make compliance with this requirement practically difficult or impossible, which is discussed above in Subsection 2.

> (c) The architectural design concept of the project will enhance the urban design features of the immediate vicinity in which it is located; provided, that if a historic district or historic landmark is involved, the Board shall refer the application to the State Historic Preservation Officer for review and report.

The architectural design of the entire Project enhances the design features of the immediate vicinity in which it is located. As discussed above, the design of the Church Street Component was extensively reviewed by the community and HPRB staff and approved by HPRB. The inclusion of the P Street Component as part of that project was reviewed by the HPRB Staff and approved by the HPRB at its May 23, 2002, meeting. The design of the P Street Component seeks to blend traditional apartment building elements – tripartite organization, projecting bays, brick and precise materials – with large industrial scale windows. The HPRB found that the building would not have an impact on the character of the Greater 14th Street Historic District and approved the combination of the projects for efficiency of the development.

> (d.) Vehicular access and egress are located and designed so as to minimize conflict with principal pedestrian ways, to function efficiently, and to create no dangerous or otherwise objectionable traffic conditions.

This provision is not applicable to an issue involving roof structure relief. Nonetheless, all vehicular access and egress for the Project will be from a below-grade connection to the parking garage from the adjacent building at 1425 P Street. The parking garage for that building is accessed exclusively from P Street. Due to the

below-grade connections of the parking garages and the single access point on P Street resulting in no additional curb cuts on P or Church Streets, conflicts with pedestrians have been significantly minimized.

V.
THE APPLICANT MEETS THE TEST FOR SPECIAL EXCEPTION RELIEF TO ALLOW ADJUSTMENTS TO THE ROOF STRUCTURE REQUIREMENTS UNDER 11 DCMR § 411.

A. Standard for Approving Special Exception Relief

Due to the exceptional conditions of the Site, the Project cannot comply with two provisions relating to roof structures set forth in Section 411 of the Zoning Regulations. First, the roof structure for the P Street Component does not comply with Section 411.5 of the Zoning Regulations, which requires that the walls of the roof structure be of equal height. Second, due to the setbacks and the saw-tooth roof design of the Church Street Component, three pinch points result at which points the required nine foot setback is not achieved, requiring relief from Sections 441.2 and 770.6(b). Accordingly, the Applicant requests special exception relief to deviate from the strict compliance of Sections 411.5, 411.2 and 770.6(b) of the Zoning Regulations as permitted under Sections 411.11 and 3104.1 of the Zoning Regulations.

Relief granted through a special exception is presumed appropriate, reasonable and compatible with other uses in the same zoning classification, provided the specific regulatory requirements for the relief requested are met. In reviewing an application for special exception relief, "[t]he Board's discretion ... is limited to a determination of whether the exception sought meets the requirements of the regulations." *First Baptist Church of Washington v. District of Columbia Board of*

Zoning Adjustment, 423 A.2d 695, 701 (D.C. 1981) (*quoting Stewart v. District of Columbia Board of Zoning Adjustment*, 305 A.2d 516, 518 (D.C. 1973)). If the applicant meets its burden, the Board must ordinarily grant the application. *Id.*

B. Standard of Review for Roof Structure Special Exceptions

Under Section 411.11, the Board may grant special exception relief from the strict requirements for a roof structure where full compliance is "impracticable because of operating difficulties, size of building lot, or other conditions relating to the building or surrounding area" and would be "unduly restrictive, prohibitively costly, or unreasonable." 11 DCMR §411.11. The Board may approve deviations from the roof structure requirements provided the intent and purpose of Chapter 400 and the Zoning Regulations are not "materially impaired by the structure, and the light and air of adjacent buildings shall not be affected adversely." *Id.*

C. Relief from Section 411.5 to Deviate from Walls of Equal Height Requirement

The Applicant requests relief from Section 411.5 of the Zoning Regulations. That section requires the enclosing walls of a penthouse to be of equal height. The roof plan attached hereto illustrates that the P Street Component incorporates two sets of enclosing walls. The primary roof structure has a height of eighteen feet, six inches in the center of the P Street Component in order to enclose the required elevator equipment. The roof structure then steps down to a height of thirteen feet, nine inches in all other locations to minimize the total mass and height of the penthouse. The roof structure is setback more than eighteen feet, six inches in all locations in accordance with Section 770.6(b).

The roof structure must have two separate heights in order to provide elevator access to the roof in compliance with the residential recreation space requirements as discussed above. From the maximum height of eighteen feet, six inches, the height of the penthouse steps down to only that necessary to house the remaining mechanical equipment. Although the entire roof structure could have a height of eighteen feet, six inches and achieve the setback required by Section 770.6(b), the roof structure has been lowered to minimize its total mass.

The proposed elevator penthouse does comply, however, with the spirit and intent of the roof structure provisions and the Zoning Regulations by ensuring adequate light and air to adjacent property and abutting streets. The step in height reduces, if not eliminates, the visibility of the roof structure from the surrounding areas. Furthermore, this special exception is requested only to minimize the bulk of the roof structure. If necessary, the entire penthouse could be eighteen feet, six inches tall and meet the required setbacks; however, the penthouse would have unnecessary mass and height which would not further the intent of the Zoning Regulations. Accordingly, the proposed penthouse is in harmony with the purpose and intent of the Zoning Regulations and meets the test for special exception relief under Section 411.

D. Relief from Sections 411.2 and 770.6(b) to Deviate from Roof Structure Setback Requirement

The Applicant also requests relief from Sections 411.2 and 770.6(b) of the Zoning Regulations for the Church Street Component. That section requires roof structures to be set back in accordance with the provisions of the zone district in which the project is located. 11 DCMR §411.2. The C-3-A District requires a roof

structure to be set back from the building's walls a distance at least equal to the roof structure's height. 11 DCMR §770.6(b). The height of the penthouse on the Church Street Component is nine feet, and the Zoning Regulations require a setback of the same. The roof structure meets this setback requirement for the significant majority of the roof structure; however, there are three "pinch points" at which the roof structure does not meet this setback requirement.

The design of the building dictates this outcome. As described above, the Church Street Component includes multiple setbacks and a saw-tooth roof line, as were strongly supported by the community and approved by the HPRB. The roof structure follows the saw-tooth pattern for a continuity and unity of design. As a result, the roof structure does not comply with the setback requirement in three locations.

The first pinch point is located on the northern portion of the penthouse and results from the setback of the center portion of the north façade eight feet from the property line. This area is where the five story mass on the west side of the Church Street Component meets the center seven story façade. At this point, the roof structure is set back six feet, four inches from the edge of the roof and twenty-six feet, seven inches from the property line.

The second pinch point is also located on the northern portion of the penthouse and also results from the setback of the center façade. This area is where the five story mass on the east side of the Church Street Component meets the center seven story façade. At this point, the roof structure is set back eight feet from the edge of the roof and twenty-five feet, six inches from the property line.

The final pinch point is located on the eastern portion of the penthouse. The pinch point is created due to the setback of the roof from the east property line. At this point, the roof structure is set back six feet, five inches from the edge of the roof and seventeen-feet, eleven inches from the property line. This pinch point represents the smallest distance from the roof structure to the property line of the three problem areas.

Furthermore, the height of the roof structure cannot be reduced further. In an effort to minimize the roof structure on the Church Street Component, the Applicant has already reduced the roof structure to nine feet. Nine feet is the lowest height which will enclose the mechanical equipment required on the roof.

The proposed penthouse does comply, however, with the spirit and intent of the roof structure provisions and the Zoning Regulations. The purpose of the setback requirement is to ensure adequate light and air to adjacent property and abutting streets. This purpose is achieved despite the requested special exception. As indicated above, the height of the roof structure has been reduced to the maximum extent possible and meets the setback requirements for the significant majority of the roof line. At the pinch points, the roof structure is still setback from the front face of the building more than twenty feet. Thus, the roof structure will not block the light and air to any adjacent windows. Finally, the site-lines shown on the sections of the plans attached as Exhibit E reveal that the penthouses cannot be seen from the sidewalks on the opposite sides of Church and P Streets, thus confirming that there will be no adverse impact on the neighborhood. Accordingly, the proposed penthouse

is in harmony with the purpose and intent of the Zoning Regulations and meets the test for special exception relief under Section 411.2.

VI.
COMMUNITY SUPPORT

The Applicant has worked extensively with the community on the design of this Project and received support from the Advisory Neighborhood Commission 2F ("ANC 2F") at its May 1, 2002, regularly scheduled meeting.

VII.
EXHIBITS SUBMITTED IN SUPPORT OF THE APPLICATION

Exhibit A:	Portions of the Sanborn Atlas and Baist Map showing the Site highlighted in yellow;
Exhibit B:	A portion of the Zoning Map showing the Site highlighted in yellow;
Exhibit C:	A portion of the Historic Preservation Map showing the Greater 14th Street Historic District;
Exhibit D:	Surveyor's Plat of the Subject Property;
Exhibit E:	Revised Architectural Plans and Drawings;
Exhibit F:	Copy of the Historic Preservation Review Board Staff Recommendations as adopted by the Historic Preservation Review Board;
Exhibit G;	Letter, dated August 28, 2002, from the Eddy Group regarding the adverse subsurface conditions for the Site;
Exhibit H:	Outline of Testimony of Representative of PN Hoffman;
Exhibit I:	Outline of Testimony of SKG Architects, project architect;
Exhibit J:	Outline of Testimony of David Mayhood, Expert in Multifamily Residential Feasibility and Marketing; and
Exhibit K:	Outline of Testimony of Steven E. Sher, Land Planner.

VIII.
WITNESSES

A. Representative of PN Hoffman.

B. SKG Architects, project architects.

C. Steven E. Sher, Land Planner.

D. David Mayhood, Expert in Multifamily Residential Feasibility and Marketing.

IX.
CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards for area variances and special exception relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests the Board to grant the application.

Respectfully submitted,

HOLLAND & KNIGHT, LLP

By: _____
Norman M. Glasgow, Jr., Esq.

By: _____
Christine Moseley Shiker, Esq.

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

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

★ ★ ★

Application No. 16914 of PN Hoffman, pursuant to 11 DCMR § 3104.1, for a special exception from the roof structure provisions of section 411 (770.6(b)) and 411.5, and 1906, and pursuant to 11 DCMR § 3103.2, a variance from the residential recreation space requirements under section 773, and a variance from the maximum permitted height of a roof structure under section 1902, for the construction of an apartment house with first floor retail uses in the Arts/C-3-A District at premises 1444 Church Street, N.W. and 1445 P Streets, N.W. (Square 209, Lots 901 & 903).

Note: As a preliminary matter, the Board of Zoning Adjustment, upon recommendation from the Office of Planning and with the concurrence of the Applicant, amended the application to request a special exception from the maximum permitted height of roof structures in the Uptown Arts-Mixed Use Overlay District as specified in 11 DCMR § 1906.

HEARING DATE: September 17, 2002
DECISION DATE: September 17, 2002 (Bench Decision)

SELF-CERTIFIED

The zoning relief requested in this case was self certified, pursuant to 11 DCMR § 3113.2.

SUMMARY ORDER

The Board provided proper and timely notice of public hearing on this application, by publication in the D.C. Register, and by mail to Applicant, Advisory Neighborhood Commission (ANC) 2F, and to owners of all property within 200 feet of the property that is the subject of this application. The application was referred to the Office of Planning (OP) for review and report. The OP report supported the application. The application was also referred to the District Department of Transportation (DDOT) for review and report. DDOT did not submit a report.

The subject property is located within the jurisdiction of ANC 2F. ANC 2F, which is automatically a party to the application, filed a written statement in support of the application dated May 14, 2002.

As directed by 11 DCMR § 3119.2, the Board required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case for a special exception

pursuant to 11 DCMR §§ 411 (770.6(b)), 411.5, and 1906, and variance from the strict application of the requirements of 11 DCMR §§ 773 and 1902. No person or entity appeared at the public hearing in opposition to the application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

The Board closed the record at the hearing. Based upon the record before the Board, and having given great weight to ANC's statement and the Office of Planning's report filed in this case, the Board concludes that the Applicant has met the burden of proof pursuant to 11 DCMR §§ 3104.1, 411 (770.6(b)), 411.5, and 1906, that the requested relief can be granted as in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map. The Board also concludes that specific requirements set forth in 11 DCMR §§ 1906.1(a) through 1906.1(e) have been met. The Board also concludes that the Applicant has met its burden of proof pursuant to 11 DCMR § 3103.2 under § 773, and 1902, that there exists an exceptional or extraordinary situation or condition related to the property that creates a practical difficulty for the owner in complying with the Zoning Regulations, and that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map. It is therefore **ORDERED** that the application is **GRANTED**, subject to the following conditions:

1. A legally binding document ensuring access in perpetuity to underground parking via the building at Lot 94, Square 209 (1425 P Street, N.W.) shall be recorded on the title; and

2. A legally binding document ensuring access in perpetuity to the common roof area on Lot 902, Square 209 (1445 P Street, N.W.) by all residents of the building known as 1445 P Street, N.W., and 1444 Church Street, N.W. shall be recorded on the title; and

3. A copy of the title shall be filed with the Zoning Administrator.

Pursuant to 11 DCMR § 3101.6, the Board has determined to waive the requirement of 11 DCMR § 3125.3 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is appropriate in this case.

Pursuant to 11 DCMR § 3101.6, the Board has determined to waive the requirement of 11 DCMR § 3125.3 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is appropriate in this case.

VOTE: 4-0-1 (Geoffrey H. Griffis, Anne M. Renshaw, David A. Zaidain, and James H. Hannaham to approve; Curtis L. Etherly, Jr., not present not voting)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT
Each concurring member has approved the issuance of this Order.

ATTESTED BY: _____
JERRILY R. KRESS, FAIA
Director, Office of Zoning

FINAL DATE OF ORDER: OCT 15 2002

PURSUANT TO 11 DCMR § 3125.6, THIS ORDER WILL BECOME FINAL UPON ITS FILING IN THE RECORD AND SERVICE UPON THE PARTIES. UNDER 11 DCMR § 3125.9, THIS ORDER WILL BECOME EFFECTIVE TEN DAYS AFTER IT BECOMES FINAL.

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSES OF SECURING A BUILDING PERMIT.

PURSUANT TO 11 DCMR § 3205, FAILURE TO ABIDE BY THE CONDITIONS IN THIS ORDER, IN WHOLE OR IN PART, SHALL BE GROUNDS FOR THE REVOCATION OF ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER.

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE SECTION 2-1401.01 ET SEQ., (ACT) THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF

ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, FAMILIAR STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS ALSO PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS ALSO PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION. rsn

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

★ ★ ★

BZA APPLICATION NO. 16914

As Director of the Office of Zoning, I hereby certify and attest that on OCT 15 2002 a copy of the order entered on that date in this matter was mailed first class, postage prepaid or delivered via inter-agency mail, to each party and public agency who appeared and participated in the public hearing concerning the matter, and who is listed below:

Norman M. Glasgow, Jr., Esq.
Holland & Knight, LLP
2099 Pennsylvania Avenue, N.W.
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Washington, D.C. 20006

Leslie Miles, Chairperson
Advisory Neighborhood Commission 2F
P.O. Box 9348
Washington, D.C. 20005

Jim Brandon, Commissioner 2F02
Advisory Neighborhood Commission 2F
P.O. Box 9348
Washington, D.C. 20005

Jack Evans, City Councilmember
Ward Two
1350 Pennsylvania Avenue, N.W.
Suite 106
Washington, D.C. 20004

Robert Kelly, Zoning Administrator
Building and Land Regulation Administration
Department of Consumer and Regulatory Affairs
941 N. Capitol Street, N.E.
Washington, D.C. 20002

Ellen McCarthy, Deputy Director
Office of Planning
801 North Capitol Street, N.E.
4th Floor
Washington, D.C. 20002

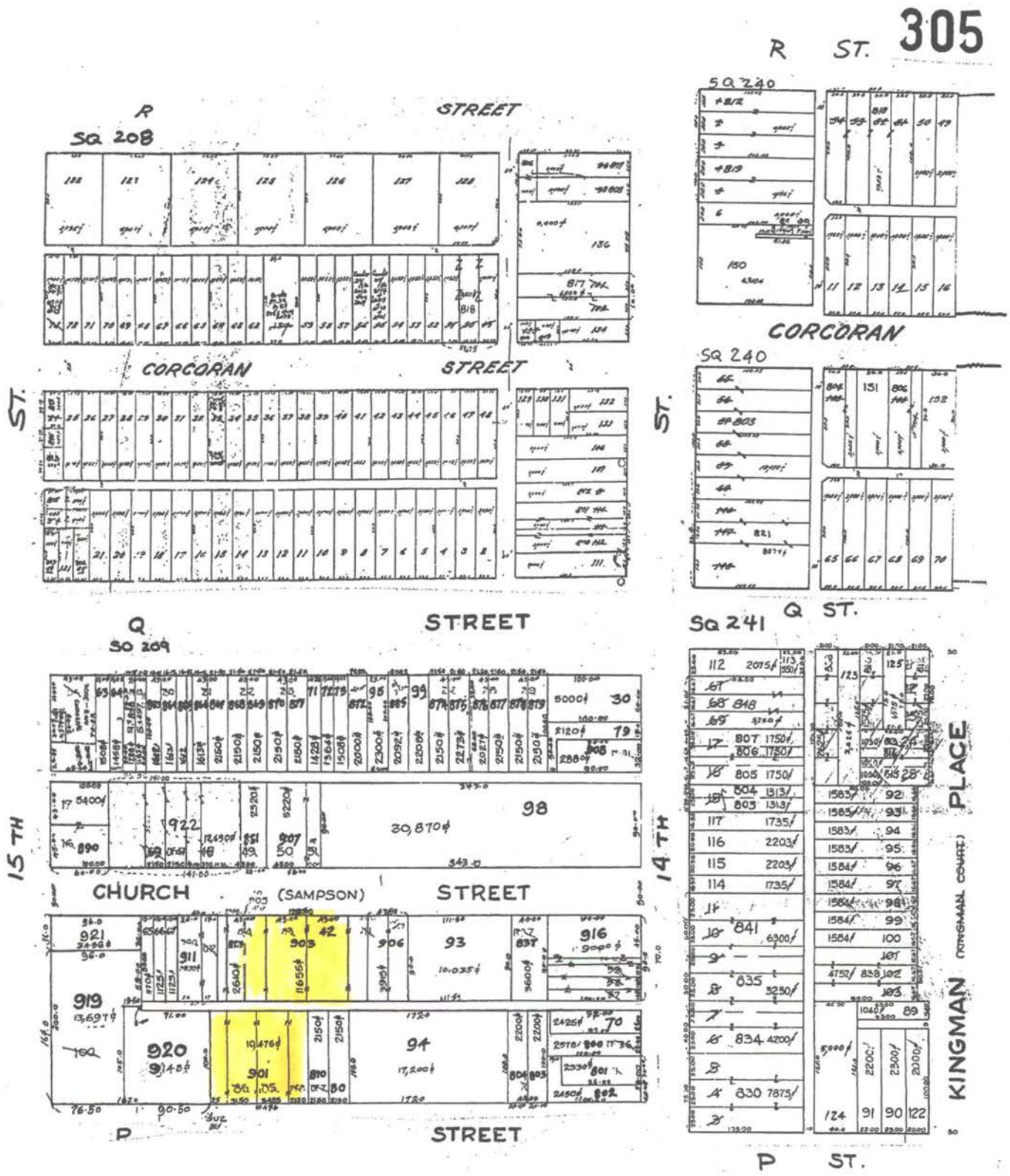
Alan Bergstein, Esq.
Office of Corporation Counsel
441 4th Street, N.W., 6th Floor
Washington, D.C. 20001

rsn

ATTESTED BY:

JERRILY R. KRESS, FAIA
Director, Office of Zoning

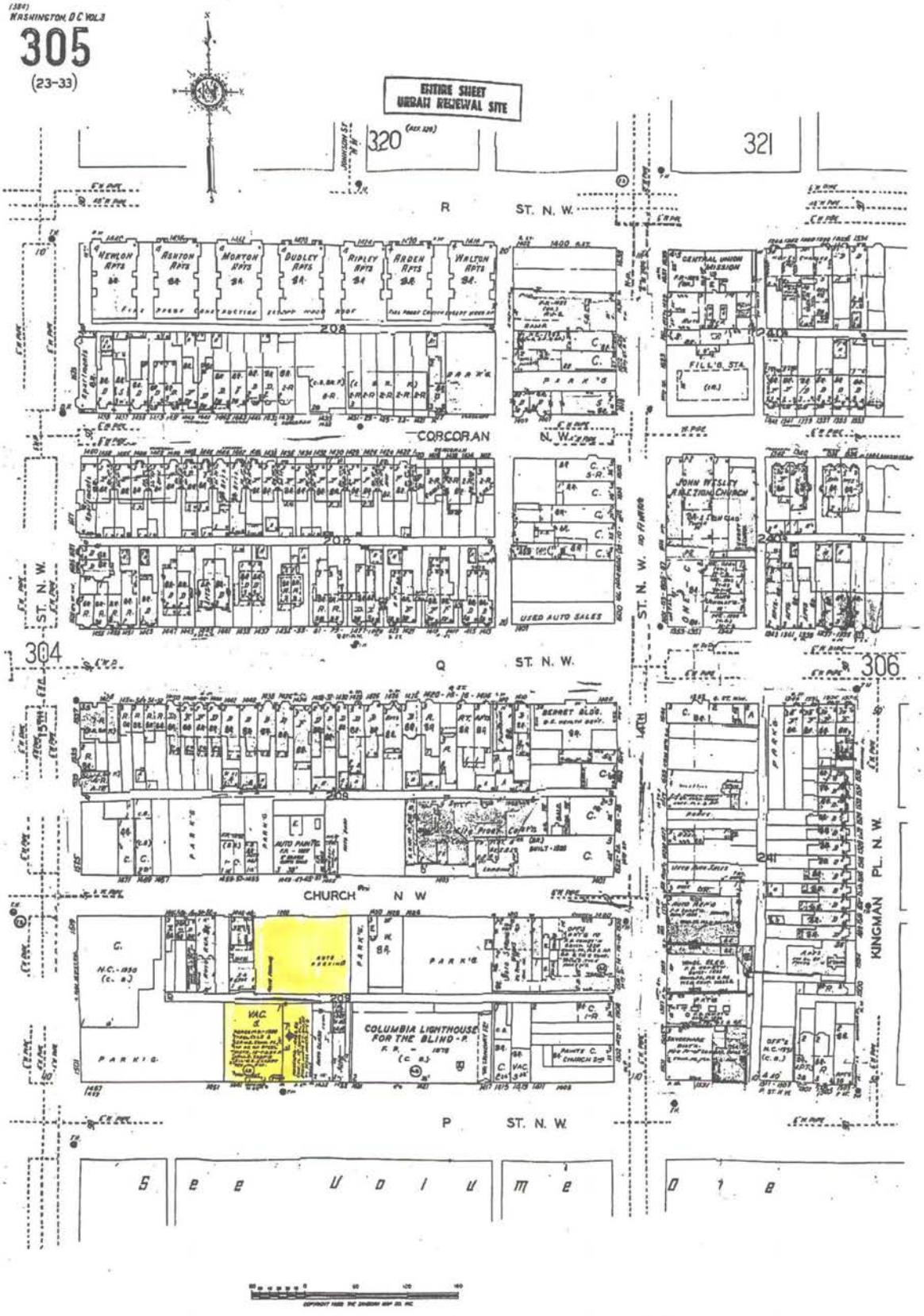
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CORCORAN STREET
ST.
Q STREET
SQ 209
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14 TH
CHURCH (SAMPSON) STREET
P STREET
R ST.
SQ 240
CORCORAN
SQ 240
ST.
Q ST.
Sq 241
KINGMAN (KINGMAN COURT) PLACE
P ST.

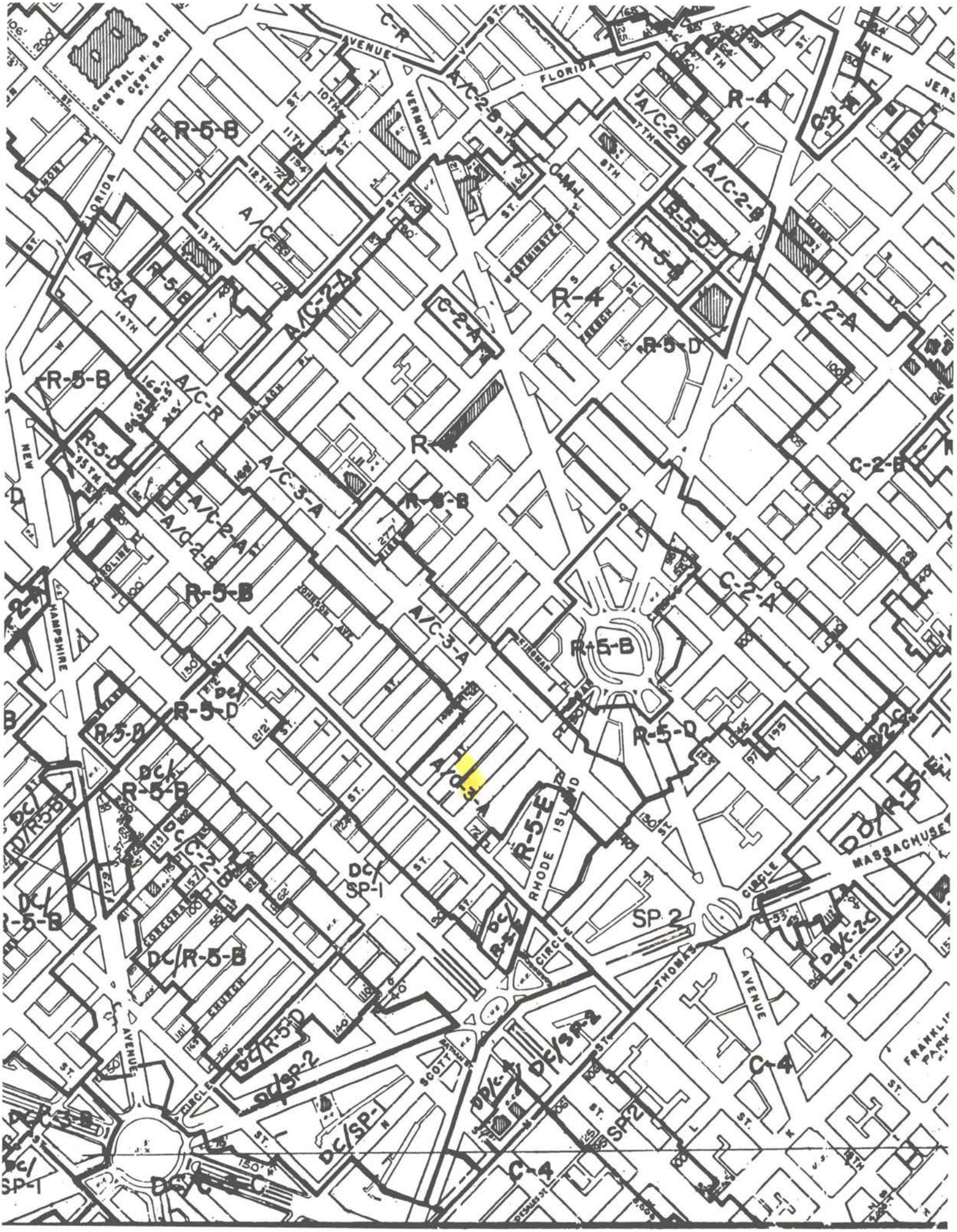
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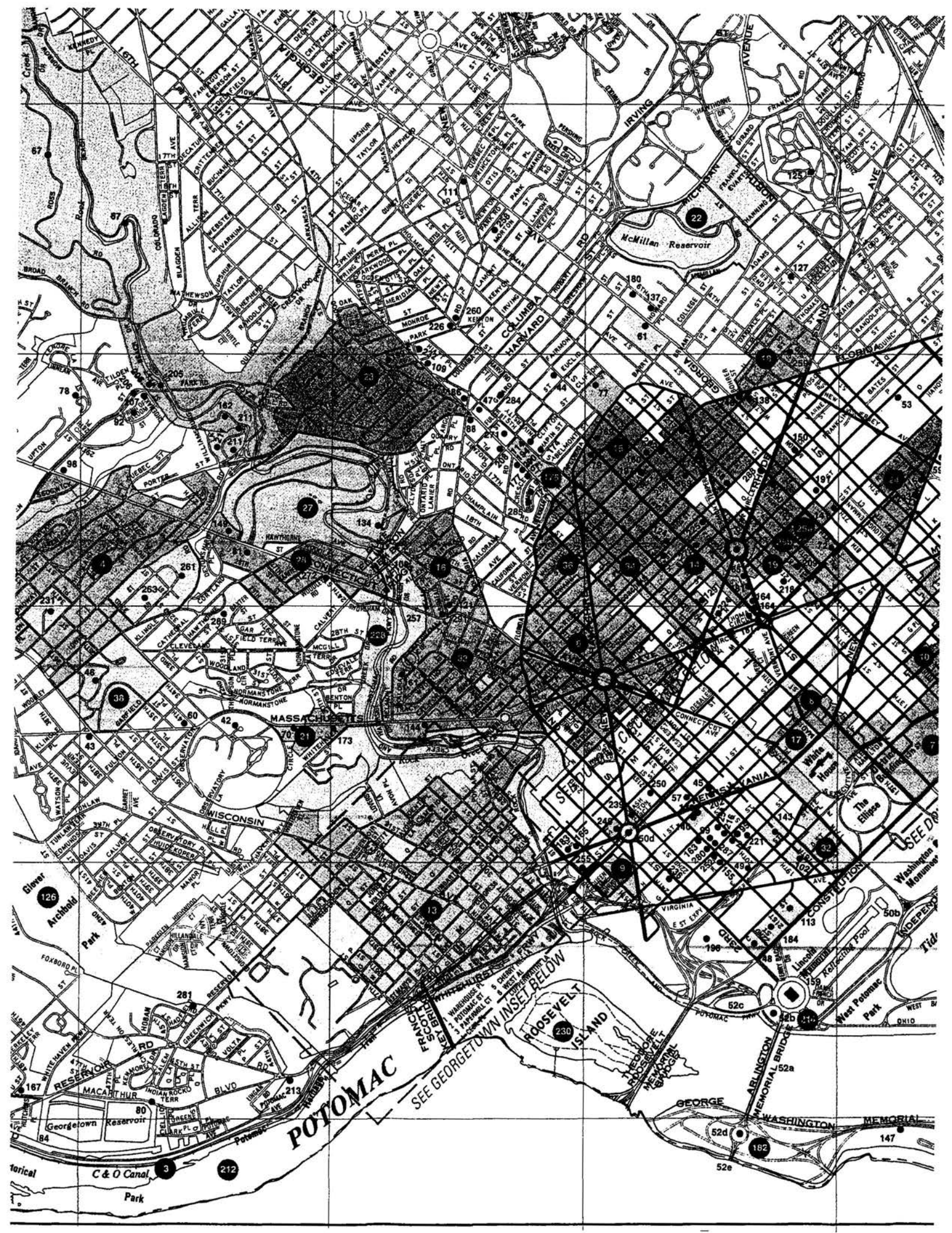
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DP/C-4
FLORIDA AVENUE
VERMONT AVENUE
NEW HAMPSHIRE AVENUE
RHODE ISLAND AVENUE
MASSACHUSETTS AVENUE
THOMAS CIRCLE
SCOTT CIRCLE
DUPONT CIRCLE
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McMillan Reservoir
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POTOMAC
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ROOSEVELT ISLAND
THEODORE ROOSEVELT MEMORIAL BRIDGE
ARLINGTON MEMORIAL BRIDGE
GEORGE WASHINGTON MEMORIAL
C & O Canal
Park
MASSACHUSETTS
WISCONSIN
PENNSYLVANIA
CONSTITUTION
VIRGINIA
The Ellipse
White House
Washington Monument
Lincoln Memorial
Reflecting Pool
West Potomac Park
RESERVOIR
MACARTHUR BLVD
INDIAN ROCK TERR
WHITEHAVEN PKWY
FOXBORO PL
HILLANDALE
PARKGLEN
MANSION DR
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This map shows all properties included in the District of Columbia Inventory of Historic Sites as of January 1, 2000. The Inventory is the official list of districts, sites, buildings, structures and objects deemed worthy of recognition and protection for their contribution to the cultural and aesthetic heritage of the city. Listing in the Inventory affords protection under the provisions of the D.C. Historic Landmark and Historic District Protection Act of 1978.

The map also shows D.C. properties listed in the National Register of Historic Places. Most properties in the D.C. Inventory are also listed in the National Register, and vice versa. The National Register is the federal government's nationwide inventory of cultural resources, including properties of national, state, and local significance. National Register listing affords protection under the National Historic Preservation Act of 1966.



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., 5-17, 2002

Plat for Building Permit of: SQ-209 LOTS 901 & 903

Scale: 1 inch = 30 feet Recorded in Book A&T Page 3441-I

Receipt No. 8493

Furnished to: HOLLAND & KNIGHT

Surveyor, D.C.

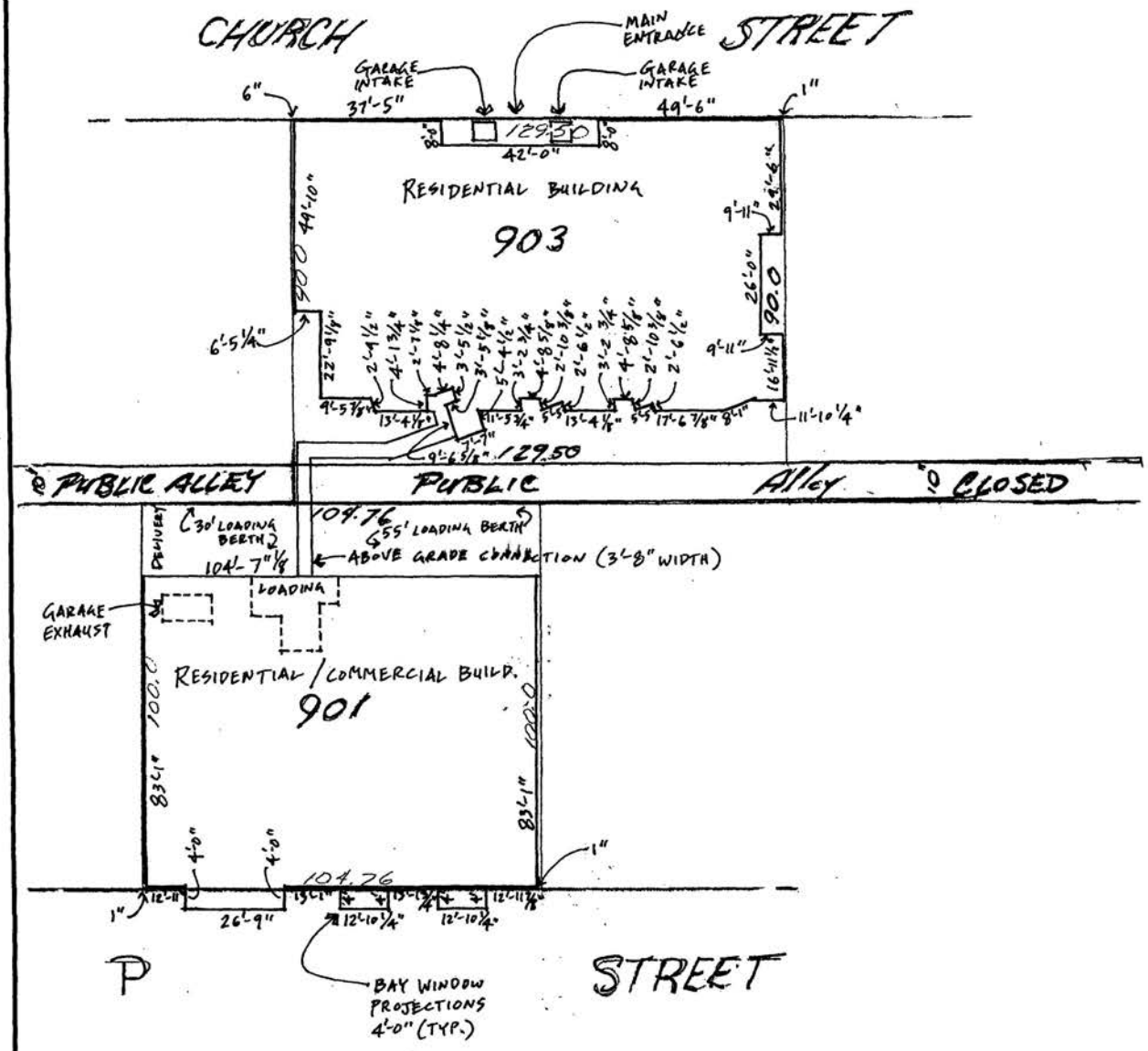
By: DA

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: 6/4/02

(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.



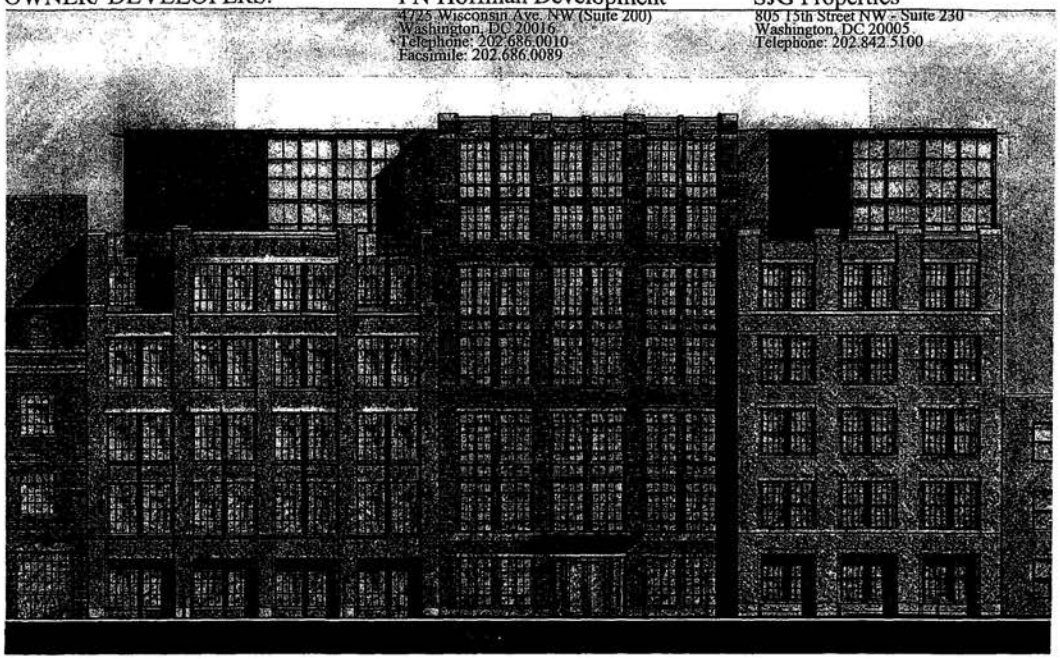
METRO

1444 CHURCH STREET, NW. WASHINGTON, DC

OWNER/ DEVELOPERS:

PN Hoffman Development
4725 Wisconsin Ave. NW (Suite 200)
Washington, DC 20016
Telephone: 202.686.0010
Facsimile: 202.686.0089

SJG Properties
805 15th Street NW - Suite 230
Washington, DC 20005
Telephone: 202.842.5100



ARCHITECTS:
SKG ARCHITECTS & PLANNERS
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Bethesda, MD. 20814
Telephone: 301.654.9300
Facsimile: 301.654.7211

CIVIL ENGINEERS:
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Reston, VA 20191
Telephone: 703.391.7600
Facsimile: 703.6264.0595

STRUCTURAL ENGINEERS:
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1451 Dolley Madison Blvd.
McLean, VA 22101-3812
Telephone: 703.827.9552
Facsimile: 703.356.2031

MEP ENGINEERS:
G H T Limited
1010 North Glebe Road, Suite 200
Arlington, VA 22201
Telephone: 703.243.1200
Facsimile: 703.276.1376

DRAWING LIST

ARCHITECTURAL
A0.01 Cover Sheet
A0.02 Abbreviations, Symbols, General Notes
A0.03 General Plan

A2.01 1/8" Floor Plan G2 Level
A2.02 1/8" Floor PLan G1 Level
A2.03 1/8" Floor Plan Ground Floor Level
A2.04 1/8" Floor Plan Typical Levels
A2.05 1/8" Roof Plan

A3.01 1/4" Floor Plan Ground Level
A3.02 1/4" Floor Plan Typical (2nd - 4th) Levels
A3.03 1/4" Floor Plan 5th Level
A3.04 1/4" Floor Plan 6th Level
A3.05 1/4" Floor Plan 7th Level
A3.06 1/4" Floor Plan Mechanical Penthouse & Main Roof
A3.06b 1/4" Floor Plan Mechanical Penthouse & Main Roof

A4.01 1/8" Building Section

A5.01 1/4" Building Elevation; North
A5.02 1/4" Building Elevation; South
A5.03 1/4" Building Elevation; East
A5.04 1/4" Building Elevation; West
A5.05 1/8" Building Elevation; South
A5.06 1/8" Building Elevation; North
A5.07 1/8" Building Elevations; East & West

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PROJECT NAME
THE METRO

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REVISION

KEY PLAN

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DRAWING TITLE
Cover Sheet

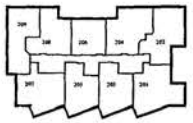
DATE July 10, 2002
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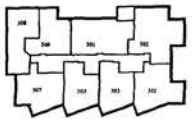
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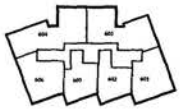
1ST. FLOOR



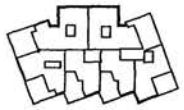
TYP. FLOOR



5TH. FLOOR



6TH FLOOR



7TH. FLOOR

ABBREVIATIONS

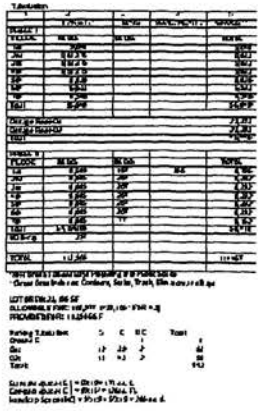


GENERAL NOTES

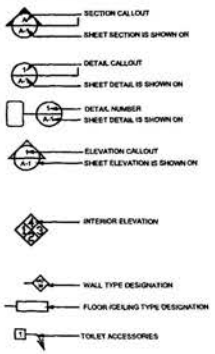
DIMENSIONS

1. VERIFY DIMENSIONS, GRADES, BOUNDARIES AND CONSTRUCTION BEFORE PROCEEDING WITH CONSTRUCTION. IMMEDIATELY REPORT ANY DISCREPANCIES TO ARCHITECT.
2. FIRE RATED WALLS:
   DIMENSIONS INDICATED ON PLANS ARE TO FACE OF STUDS, TO CONCRETE WALLS AND / OR TO CMU WALLS.
3. DRAWINGS:
   TYPICAL DRAWINGS: DIMENSIONS, NOTES, FINISHES AND FIXTURES INDICATED ON TYPICAL PLANS, SECTIONS OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE PLANS, SECTIONS OR DETAILS.
4. MATERIALS - MATERIAL AND WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS. VERIFY THAT SUBSTITUTIONS COMPLY WITH APPLICABLE CODES AND REGULATIONS.
5. PROVIDE ACCESS PANELS AT CEILING AND WALLS AS PER MECHANICAL, PLUMBING, ELECTRICAL, AND SPRINKLER DRAWINGS. ACCESS PANELS SHALL HAVE SAME RATING AS WALL OR CEILING IN WHICH THEY ARE LOCATED.
6. GUARD AND RAIL HEIGHTS AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.
7. INTERIOR FINISHES SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.
8. FINISH CLOSETS (FLOORS, BASE, WALLS, TRIM AND CEILINGS) TO MATCH ADJOINING ROOMS OR AREAS. PAINT EXPOSED WOOD.
9. CARPET: CARPET SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS (FLAME SPREAD AND SMOKE DENSITY RATING).
   CARPET @ APARTMENTS APPLIED ON PAD.
   CARPET GLUED DOWN IN PUBLIC AREAS (U.N.O)
10. CERAMIC TILE: INSTALL BY THINSET METHOD UNLESS OTHERWISE INDICATED
    PROVIDE WATER RESISTANT GYPSUM BOARD BEHIND CERAMIC WALL TILE.
    INSTALL BY MORTAR METHOD WHERE INDICATED OR SPECIFIED.
11. RESILIENT FLOOR OR TILE APPLIED ON CONCRETE
    PROVIDE WATER RESISTANT GYPSUM BOARD BEHIND CERAMIC WALL TILE.
12. PROVIDE CEMENTITIOUS BOARD BEHIND CERAMIC TILE OR MARBLE TILE IN SHOWER AREAS AS WELL AS PLATFORM SURROUNDING JACUZZI.
13. PROVIDE METAL STOP AT TOP EDGE OF BATTER.
14. INTERIOR PAINTING:
    FOR TYPES OF PAINTS SEE SPECIFICATIONS
    - PAINT SHALL BE FLAT FINISH AT LIVING ROOMS, DINING ROOMS, BEDROOMS, HALLWAYS AND WALLS OVER 9'-0".
    - PAINT SHALL BE SEMI GLOSS FINISH AT BATHROOMS, KITCHENS, LAUNDRY ROOMS, MECHANICAL AND ELECTRICAL ROOMS, PUBLIC AREAS, DOORS, AND TRIM (U.O. ON INTERIOR DESIGN DRAWINGS AND ON OTHER DRAWINGS).
    - STAIRS: PAINT UNDERSIDE WITH FLAT AND EXPOSED STEEL GLOSS FINISH.
    - PAINT ALL EXPOSED STEEL GLOSS FINISH HOLLOW METAL DOORS AND FRAMES SEMI-GLOSS (U.N.O.)
15. EXTERIOR PAINTING:
    PAINT METAL FLASHING COLOR TO MATCH ADJACENT SURFACE.
    PAINT EXPOSED FERROUS METAL (INCLUDING LINTELS) TO MATCH ADJACENT BRICK.
16. PROVIDED FIRESTOPPING AS INDICATED ON DRAWINGS, SPECIFIED, AND AS REQUIRED BY APPLICABLE CODES AND REGULATIONS.
17. EXPOSED CONCRETE FLOOR FINISH AT EXTERIOR LOCATIONS SHALL BE NONSLIP BROOM FINISH UNLESS NOTED OTHERWISE.
18. EXPOSED CONCRETE FLOOR FINISH AT EXTERIOR LOCATIONS SHALL BE NONSLIP BROOM FINISH UNLESS NOTED OTHERWISE.
19. SEAL EXPOSED CONCRETE FLOORS.
20. PROVIDE WATER PROOFING / TRAFFIC COATING ON BALCONY CONCRETE SLAB INCLUDING VERTICAL FACE OF THE SLAB.
21. PROVIDE TRAFFIC COATING AT GARAGE LEVELS.
22. PAINT UNDERSIDE OF BALCONY. PAINT WILL BE 2 STEP PROCESS/COLOR.
23. DOOR TYPES, WALL TYPES, FINISHES AND DIMENSIONS ARE SHOWN ON EITHER 1/4" OR 1/8" DRAWINGS.
24. REFER TO I.D. DRAWINGS FOR INTERIOR FINISHES OF PUBLIC AREAS.
25. PROVIDE 3/4 INCH, FIRE TREATED PLYWOOD IN TELEPHONE AND ELECTRICAL ROOMS.
26. ALL WOOD STAND TO RECEIVE SPECIAL TRIM DETAIL REQUIRED BY I.D. DRAWINGS.
    ON METAL PARTITION WALL SYSTEMS SHALL BE FIRE RETARDANT.
27. EXTERIOR WOOD TRIMS, BOARDS, ETC. SHALL BE FIRETRONE TREATED WHERE APPLICABLE.
28. [illegible]
29. PROVIDE HARD DRYWALL CEILING WITH 2 LAYERS OF 1/2 INCH DRYWALL SUSPENDED ISOLATION HANGERS WITH 4 INCH BATT INSULATION ON TOP OF DRYWALL PER TRADITIONS AT G1 LEVEL.
30. ALL KITCHEN CABINETS DOORS NEED TO BE GASKETED FOR SOUND ISOLATION PURPOSES.
31. BASE IN KITCHEN SHOULD HAVE THE SAME FINISH AS THE CABINETS.
32. PROVIDE FILLERS IN KITCHEN FOR SITE ADJUSTMENTS.
33. PROVIDE R-19 BATT INSULATION (FOR SOUND PROOFING) IN CEILING OVER MASTER BEDROOM SUITE, AT KITCHEN, ON BASHROOMS (SEE ABOVE IF).

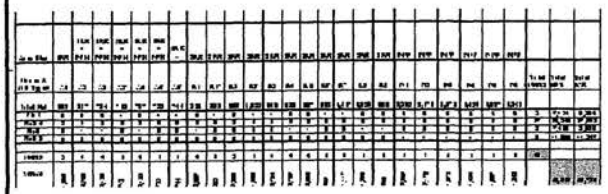
GENERAL TABULATION



GRAPHIC SYMBOLS



METRO - UNIT ANALYSIS



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DRAWING TITLE
Abbreviations, Symbols, General Notes

DATE July 10, 2002

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A0.02

GENERAL TABULATION

Metro - Desoto
Metro Mart, LLC

Tabulation

1	2	3	4	5	6
	FAR RESIDENTIAL*	**FAR RETAIL***	**BAYS**	**LOAD. PLATF.**	**GROSS ** **
PHASE I					
FLOOR	BLDG	BLDG			TOTAL
1st	8,804				9,059
Closed Area	255				
2nd	9,065				9,110
3rd	9,065				9,110
4th	9,065				9,110
5th	8,850				8,895
6th	6,483				6,533
7th	4,591				4,653
Total	56,178				56,470
Garage Floor-G1					23,223
Garage Floor-G2					23,223
Total					46,446
PHASE II					
FLOOR	BLDG	BLDG	BLDG		TOTAL
1st	1,427	7,118	107		8,652
2nd	8,038		207		8,245
3rd	8,038		207		8,245
4th	8,038		207		8,245
5th	8,038		207		8,245
6th	8,038		207		8,245
7th	8,038		77		8,115
Total	49,655.00				57,992
Walkway	257				
TOTAL	106,090	7,118			114462

TOTAL FAR PROVIDED: 113,208 SF

*FAR Area Excludes Bays Projecting Into Public Space
**Gross Area Includes: Corridors, Stairs, Trash, Elevators and Bays

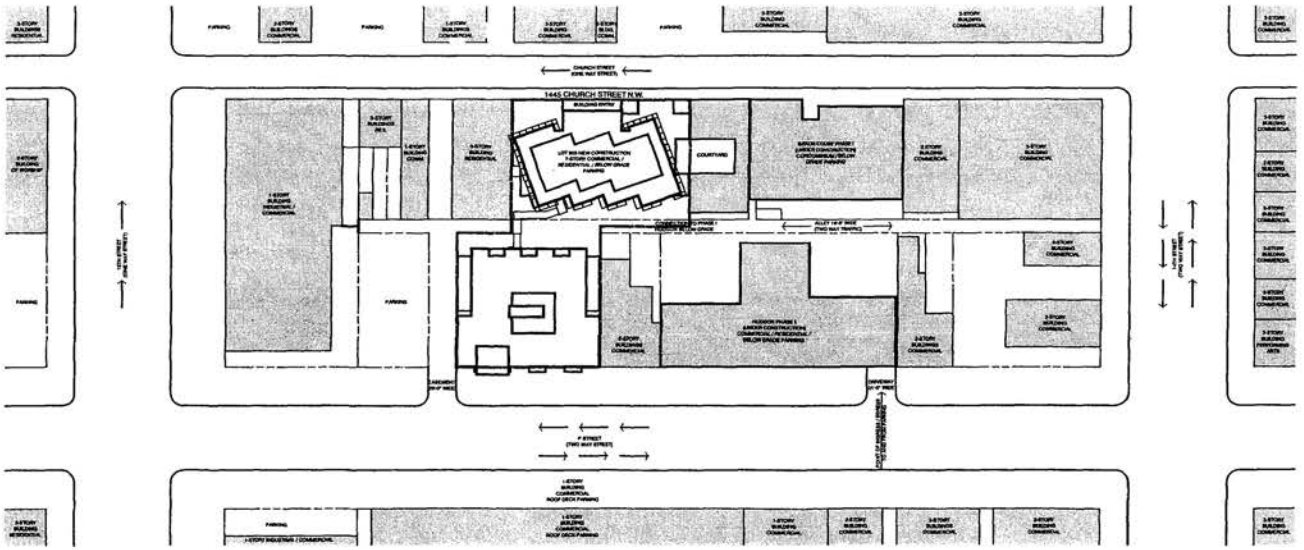
LOT AREA: 23,130 SF
ALLOWABLE FAR: 104,085 (=23,130 * FAR 4.5)
PROVIDED FAR: 113,208 SF

Parking Tabulation:	S	C	HC	Total
Ground F.	3		1	4
G1:	18	29	2	49
G2:	19	33	2	54
Total:				**107**

Standard space (S) = 9'X19'= 171 sq. ft.
Compact space (C) = 8'X16' = 128sq. Ft.
Handicap Space (HC) = 9'x19' + 5'X19' = 266 sq. ft.

METRO - UNIT ANALYSIS

Amenities	1BR	1BR + DEN	1BR + DEN	1BR + DEN	1BR + DEN	1BR + DEN	1BR +	2BR	2BR	2BR	2BR	2BR	2BR	2BR	2BR	2BR	2BR	2BR	DUP	DUP	DUP	DUP	DUP	DUP			
Floors & Unit Types	A1	A2	A3	A3'	A4	A4'	A5'	B1	B1'	B2	B2'	B3	B4	B5	B5'	B7	B8	B9	D1	D2	D3	D4	D5	D6	Total UNITS	Total NET	Total FAR
Total Net	661	814	784	722	797	732	732	886	850	955	1,083	946	938	1,000	956	1,117	1,229	955	2,319	2,132	1,643	1,481	1,507	1,833			
Flr 1	0	0	0	1	0	1	1	0	1	0	1	1	0	0	1	1	0	0	0	0	0	0	0	0	8	7,138	9,059
Flr 2-4	3	3	3	0	3	0	0	3	0	3	0	3	3	3	0	0	0	0	0	0	0	0	0	0	27	23,343	27,195
Flr 5	0	1	1	0	1	0	0	1	0	0	0	0	1	1	0	0	1	1	0	0	0	0	0	0	8	7,403	8,850
Flr 6-8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	6	10,915	11,074
UNITS	3	4	4	1	4	1	1	4	1	3	1	4	4	4	1	1	1	1	1	1	1	1	1	1	49		
TOTAL	1,983	3,256	3,136	722	3,188	732	732	3,544	850	2,865	1,083	3,784	3,752	4,000	956	1,117	1,229	955	2,319	2,132	1,643	1,481	1,507	1,833		48,799	56,178



1 CONTEXT PLAN

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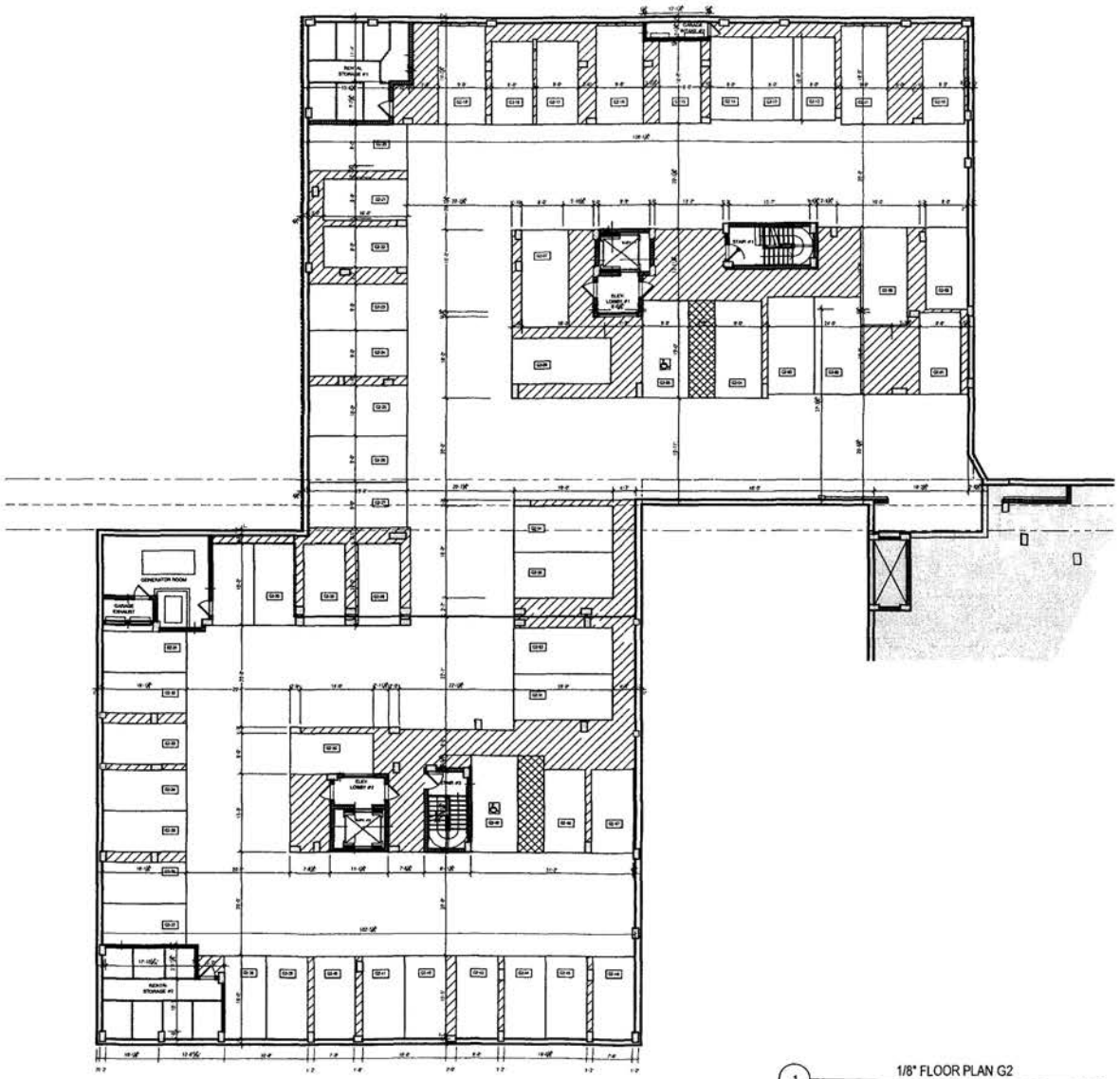
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Context
Plan

July 10, 2002

N/S

A0.03



1 1/8" FLOOR PLAN G2

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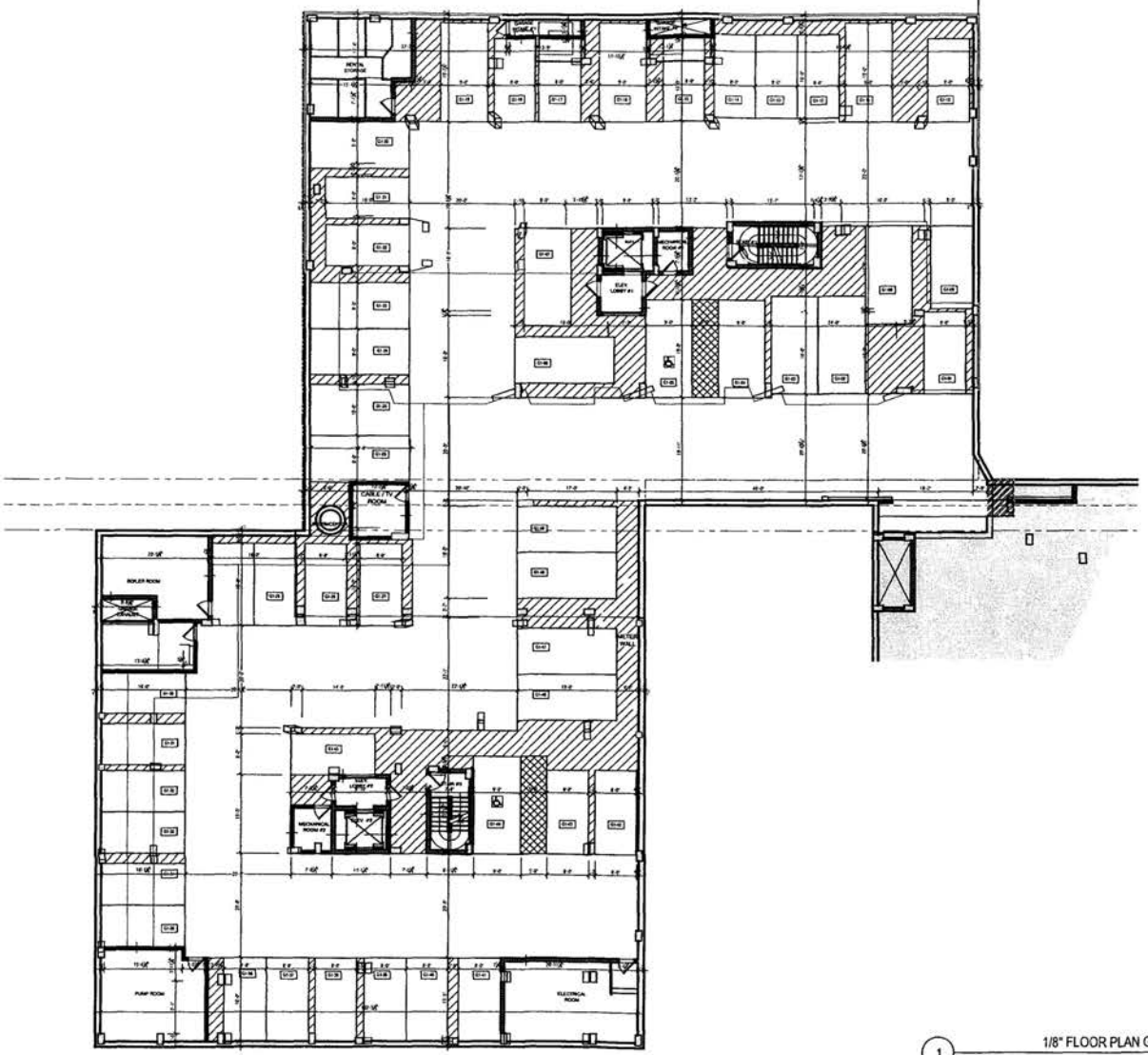
THE
METRO

1/8" Floor Plan
G2

DATE July 10, 2002

SCALE 1/8" = 1'-0"

A2.01



1 1/8" FLOOR PLAN G1

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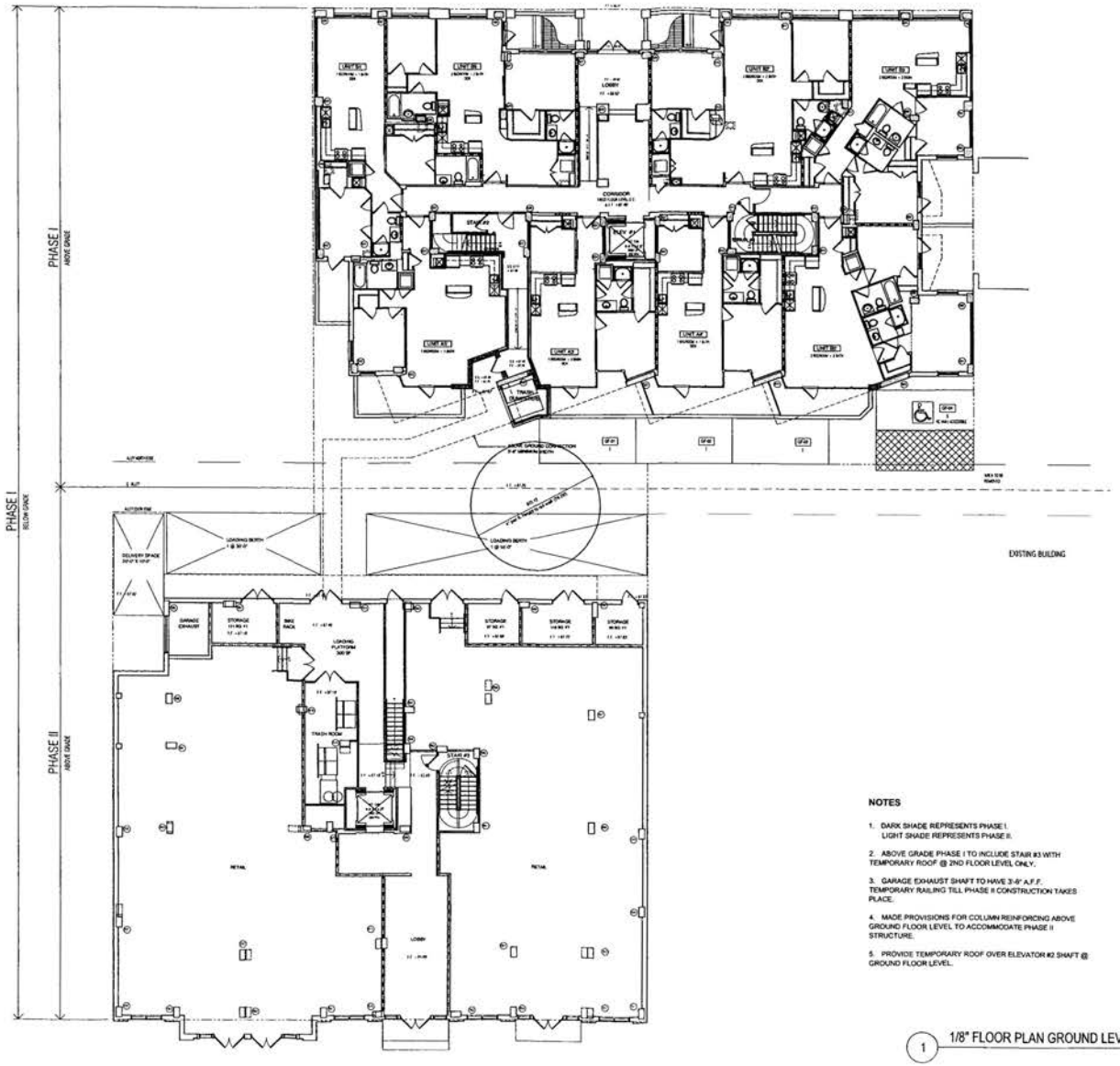
PROJECT NAME
THE
METRO

1/8" Floor Plan
G1

July 10, 2002

1/8" = 1'-0"

A2.02



NOTES

1. DARK SHADE REPRESENTS PHASE I.
   LIGHT SHADE REPRESENTS PHASE II.
2. ABOVE GRADE PHASE I TO INCLUDE STAIR #3 WITH TEMPORARY ROOF @ 2ND FLOOR LEVEL ONLY.
3. GARAGE EXHAUST SHAFT TO HAVE 3'-6" A.F.F. TEMPORARY RAILING TILL PHASE II CONSTRUCTION TAKES PLACE.
4. MADE PROVISIONS FOR COLUMN REINFORCING ABOVE GROUND FLOOR LEVEL TO ACCOMMODATE PHASE II STRUCTURE.
5. PROVIDE TEMPORARY ROOF OVER ELEVATOR #2 SHAFT @ GROUND FLOOR LEVEL.

1 1/8" FLOOR PLAN GROUND LEVEL FLOOR PLAN

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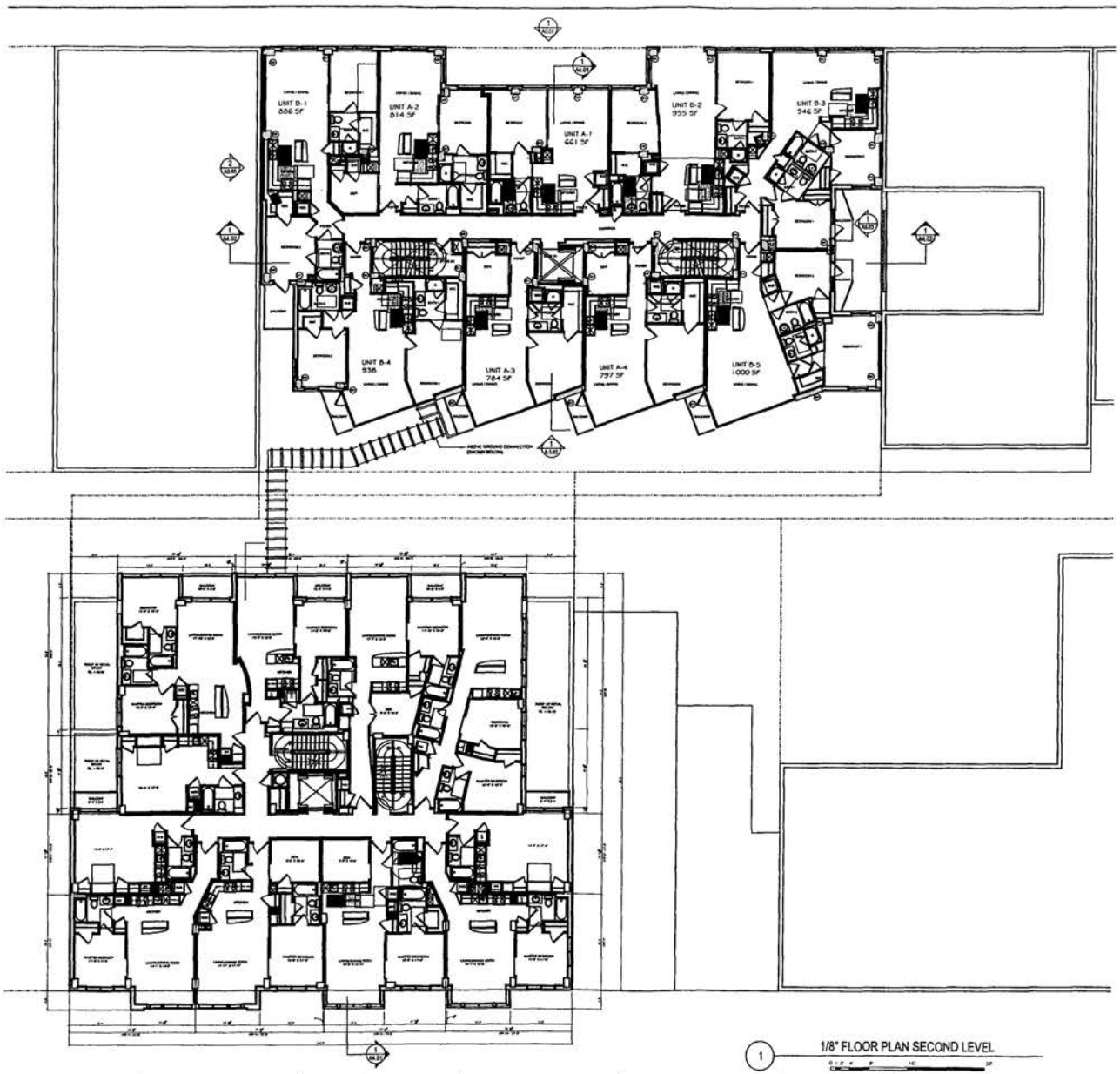
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PROJECT NAME
THE METRO

DRAWING TITLE
1/8" Floor Plan
Ground Floor
Level

DATE July 10, 2002
SCALE 1/8" = 1'-0"

A2.03



1 1/8" FLOOR PLAN SECOND LEVEL

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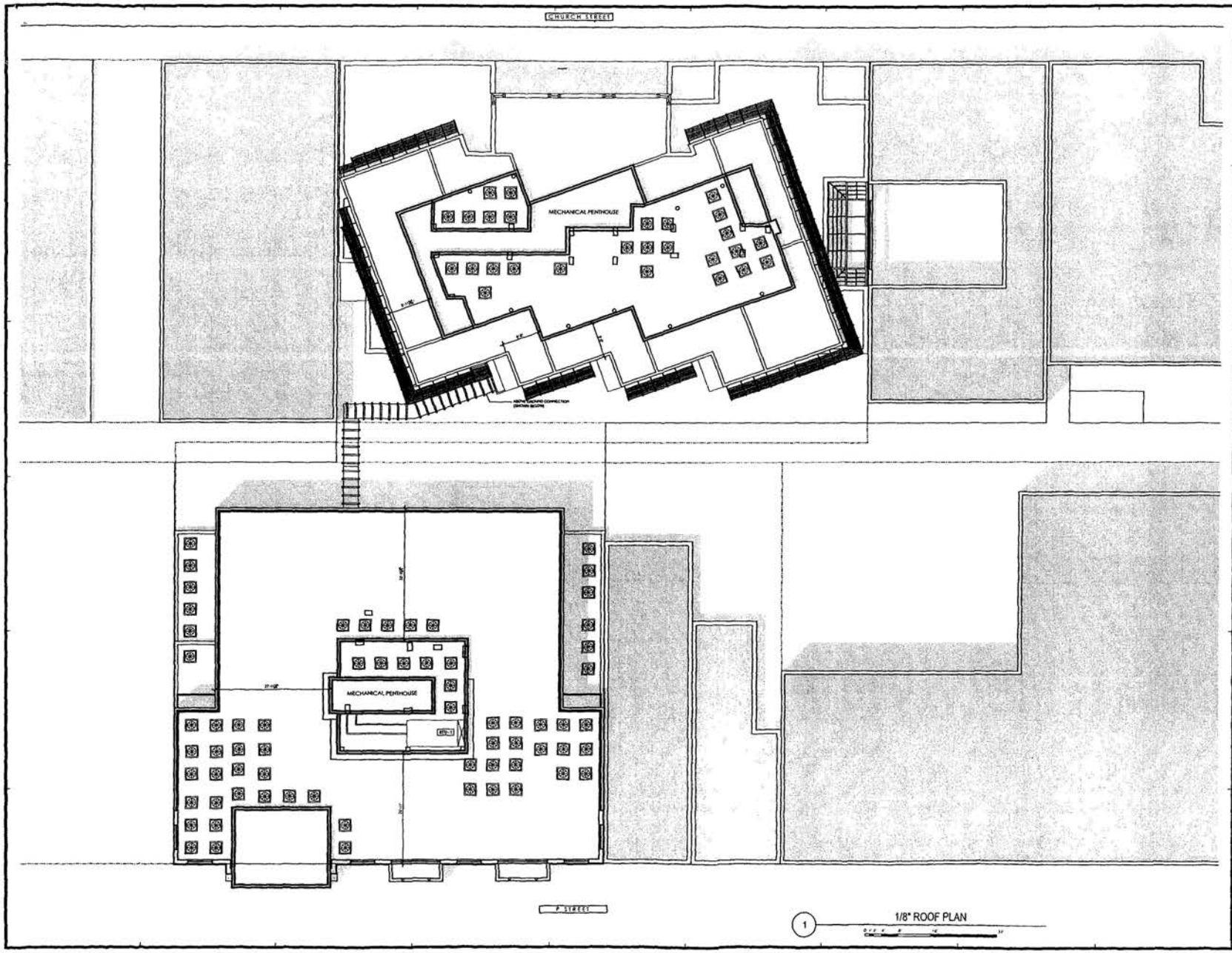
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KEY PLAN

DRAWING TITLE
1/8" Floor Plan
Typical Level

DATE July 10, 2002
SCALE 1/8" = 1'-0"

A2.04



1 1/8" ROOF PLAN

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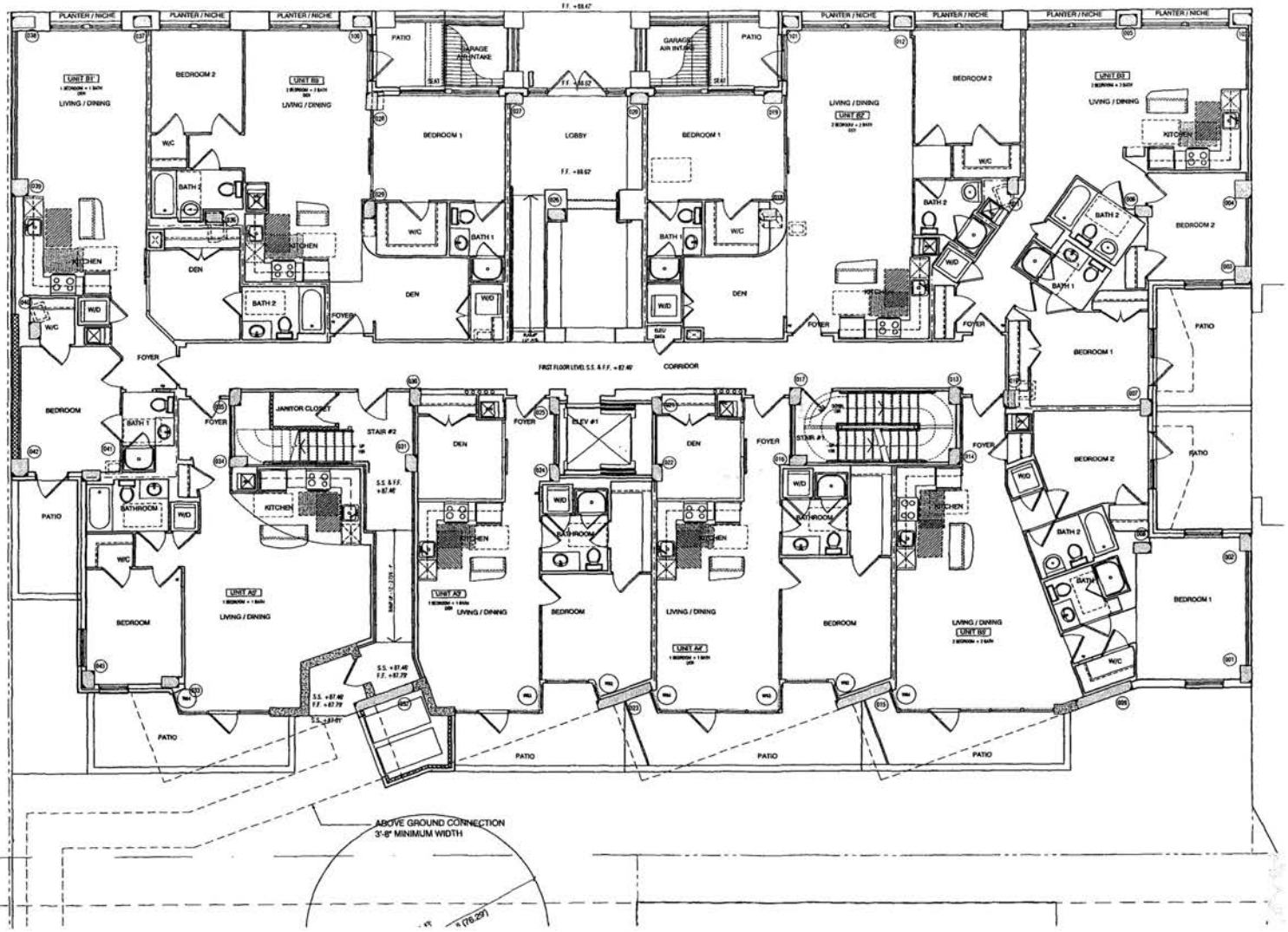
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1/8" Roof Plan

July 10, 2002

1/8" = 1'-0"

A2.05



1 1/4" GROUND LEVEL FLOOR PLAN

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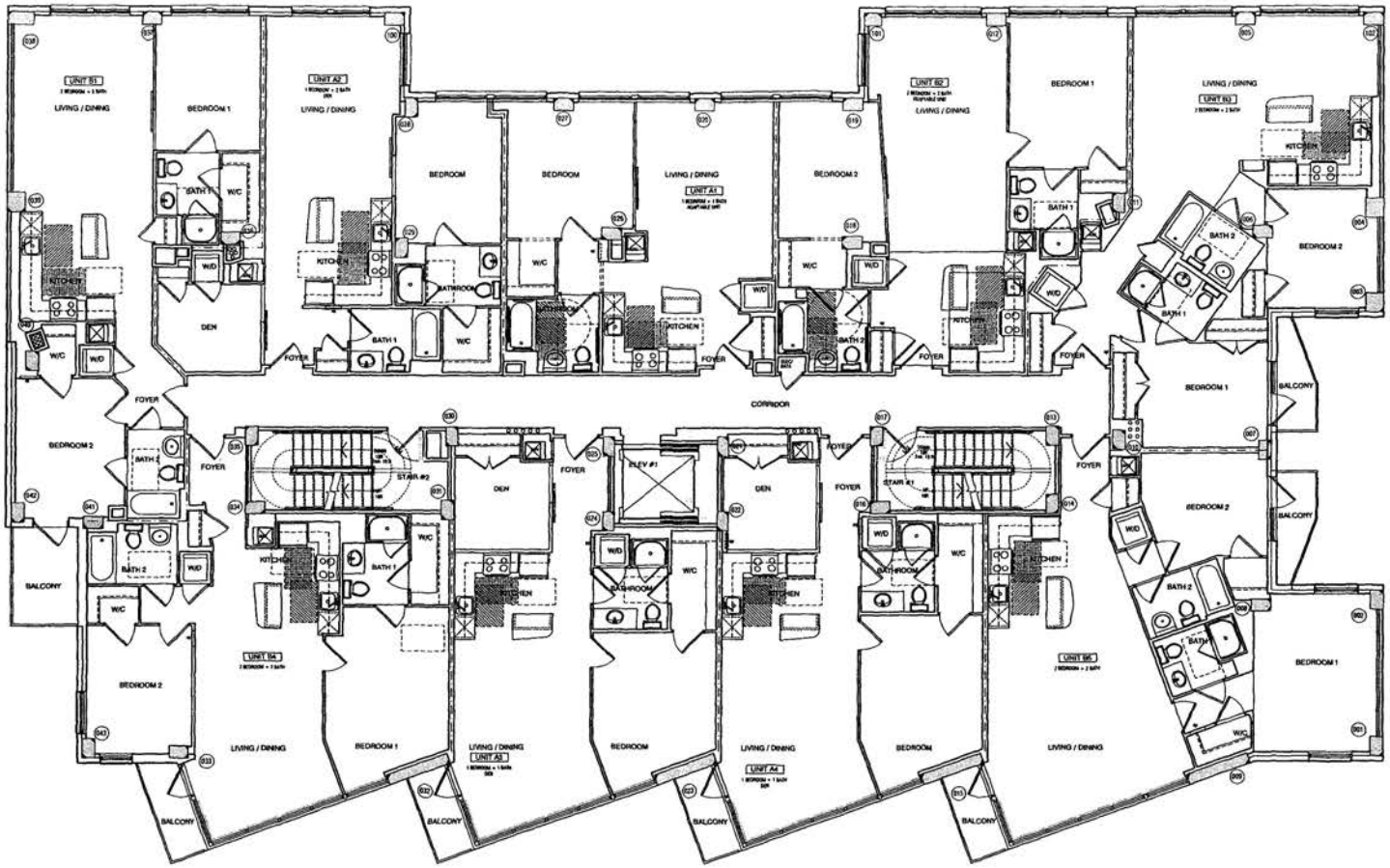
Permit Set

1/4" 1st Level Floor Plan

DATE July 10, 2007

SCALE 1/4" = 1'-0"

A3.01



NOTES

ALL PARTITION DIMENSIONS WILL BE 2 1/2" UNLESS OTHERWISE NOTED.

1 1/4" TYPICAL (2ND TO 4TH) LEVEL FLOOR PLAN

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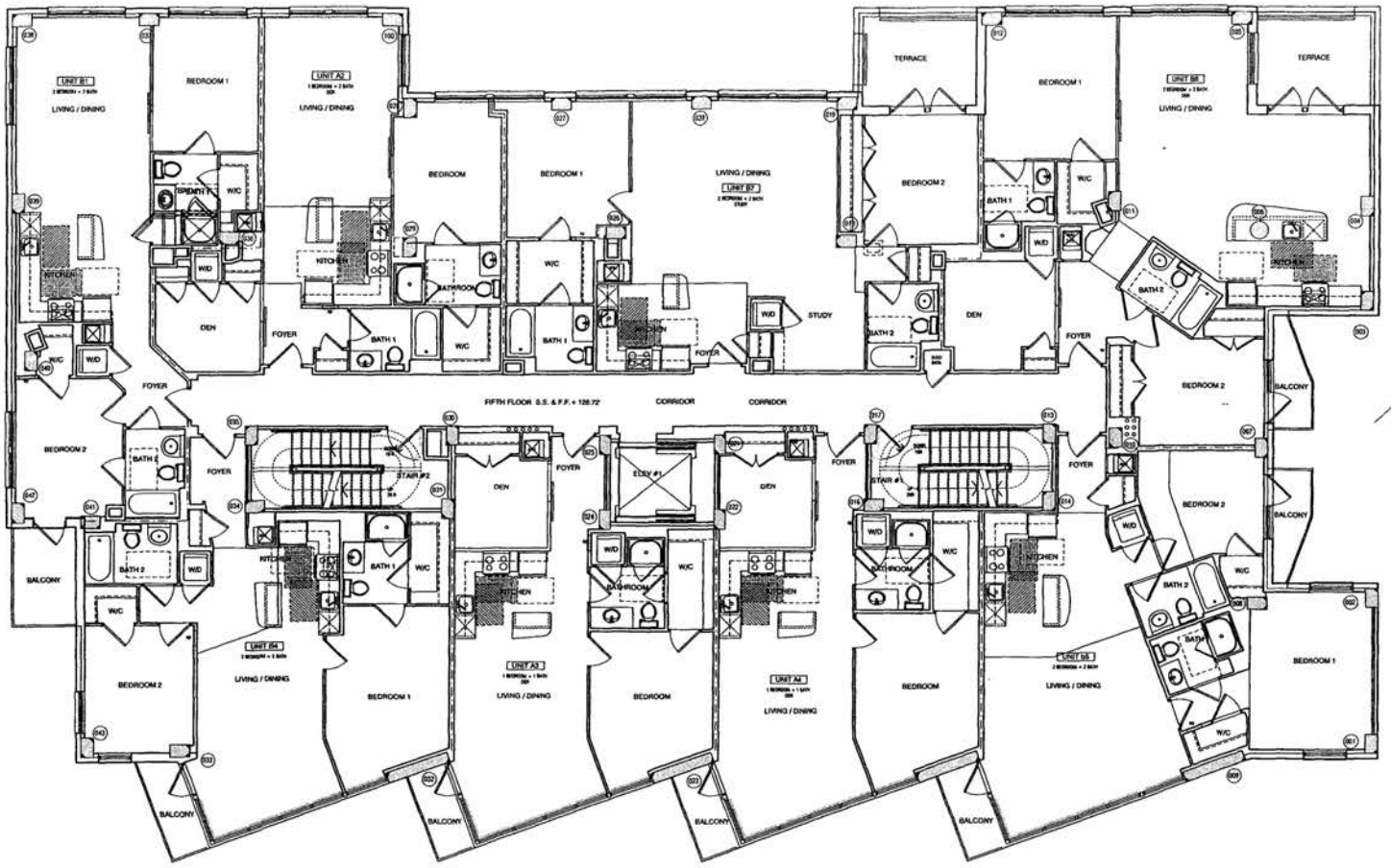
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1/4" Typical (2nd to 4th) Level Floor Plan

DATE July 10, 2002

SCALE 1/4" = 1'-0"

A3.02



1 1/4" 5TH LEVEL FLOOR PLAN

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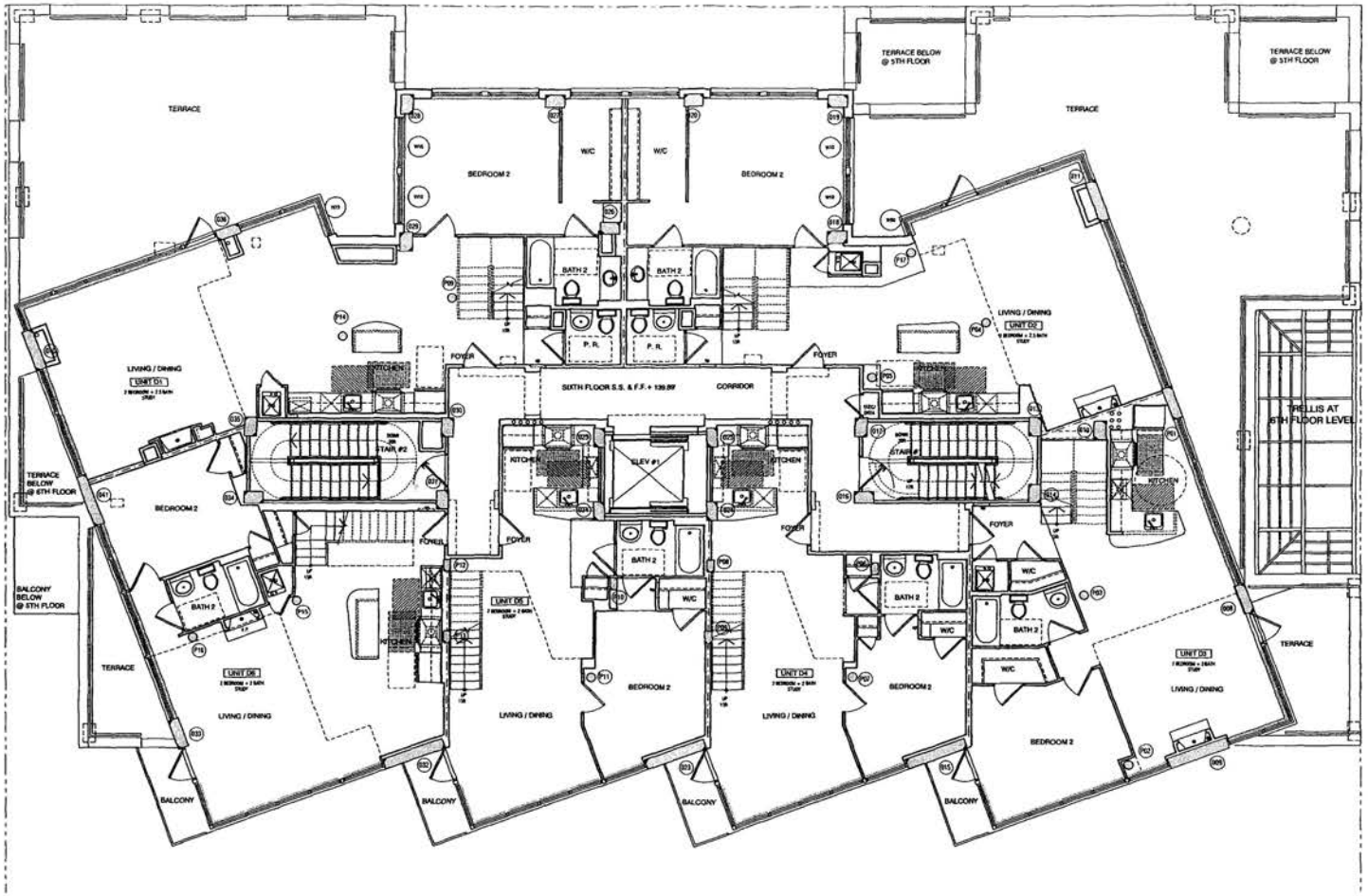
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1/4" 5th Level Floor Plan

DATE July 10, 2012

SCALE 1/4" = 1'-0"

A3.03



1 1/4" 6TH LEVEL FLOOR PLAN

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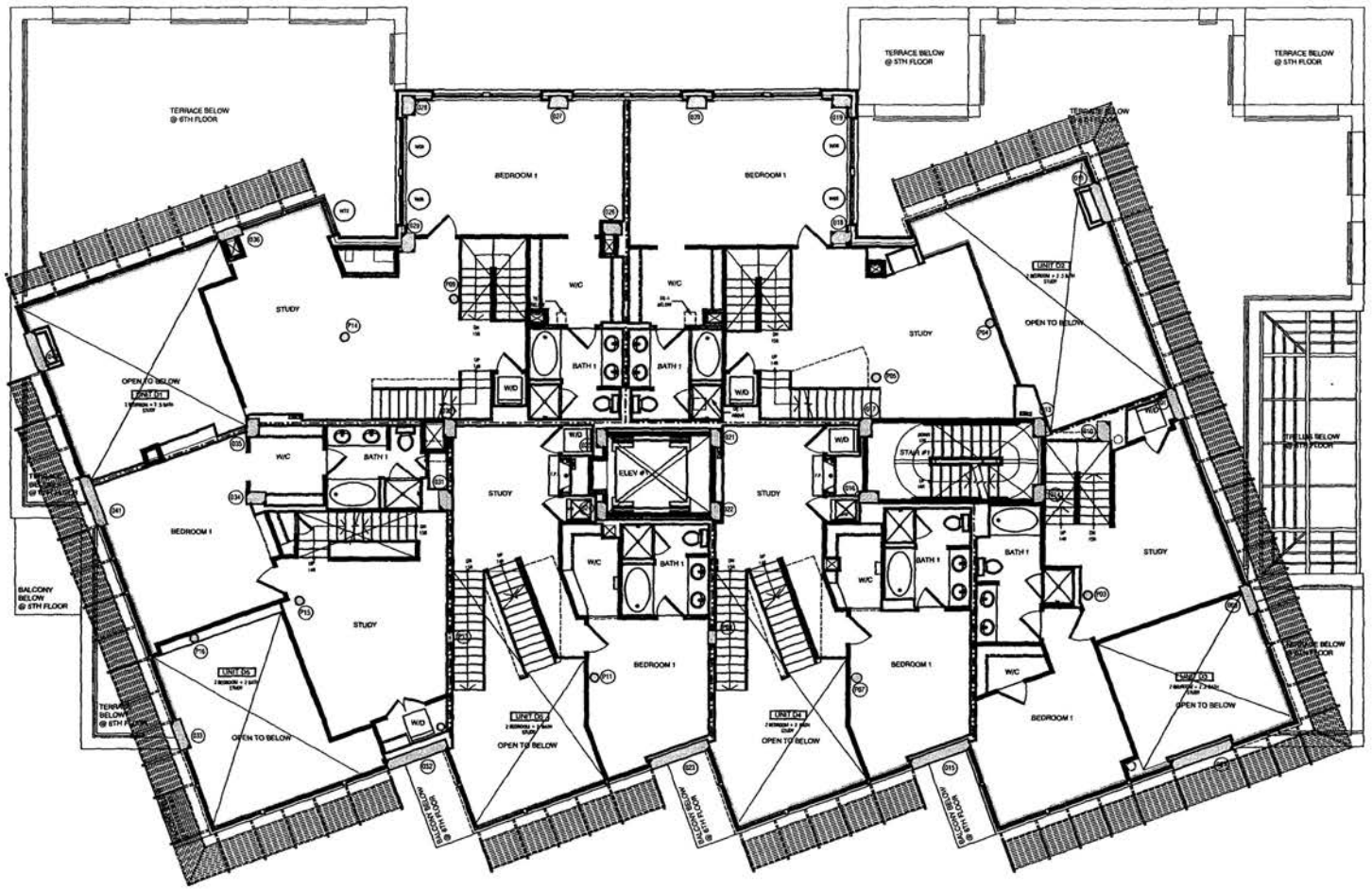
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1/4" 6th Level Floor Plan

Date July 10, 2007
Scale 1/4" = 1'-0"

A3.04



1 1/4" 7TH LEVEL FLOOR PLAN

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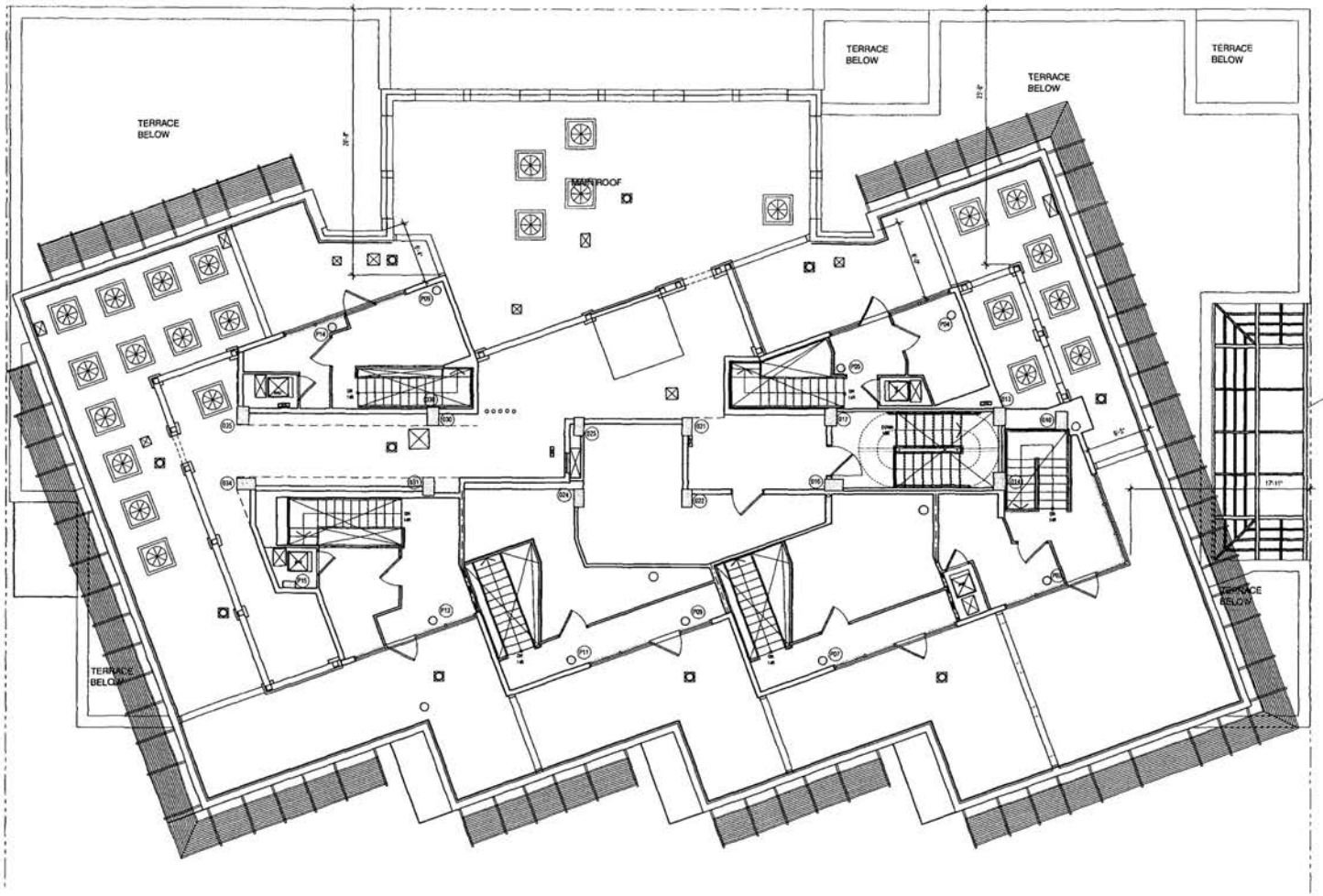
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1/4" 7th Level Floor Plan

DATE July 10, 2008

SCALE 1/4" = 1'-0"

A3.05



1 1/4" MAIN ROOF & MECH. PENTHOUSE FLOOR PLAN

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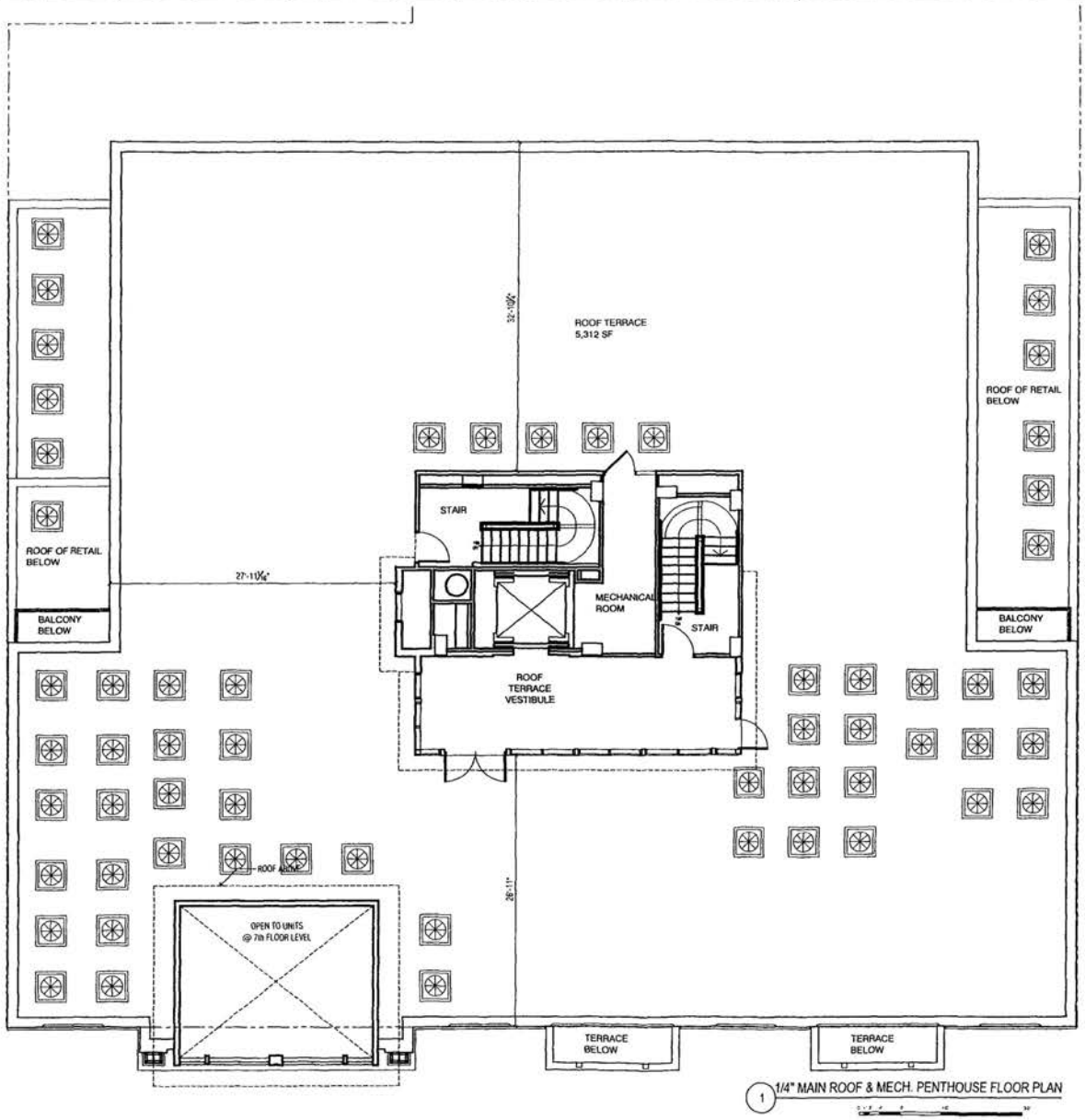
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1/4" Main Roof & Mech. Penthouse Floor Plan

DATE July 10, 2002

SCALE 1/4" = 1'-0"

A3.06



1 1/4" MAIN ROOF & MECH. PENTHOUSE FLOOR PLAN

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THE METRO

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REVISION
May 21, 2002

KEY PLAN

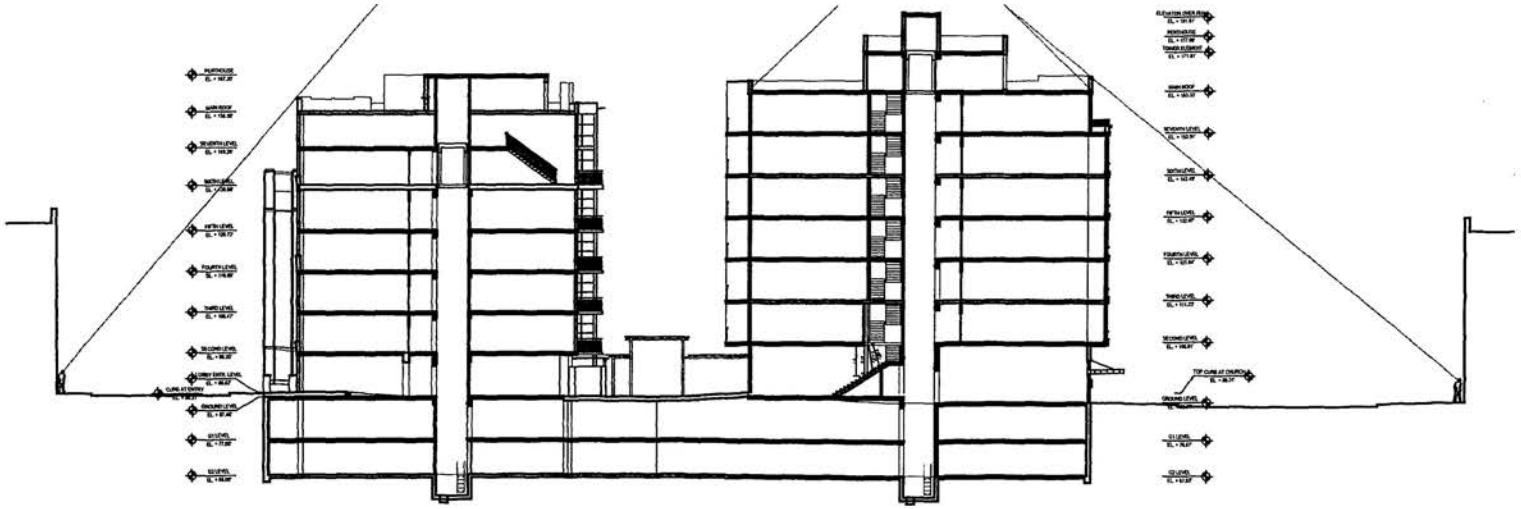
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1/4" Main Roof & Mech. Penthouse Floor Plan

DATE July 10, 2002

SCALE 1/4" = 1'-0"

A3.06b



1 3/32" BUILDING SECTION

SKG
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bethesda, md 20814
telephone 301.654.9300
facsimile 301.654.7211
e-mail: obenano@skg-i.net

THE
METRO

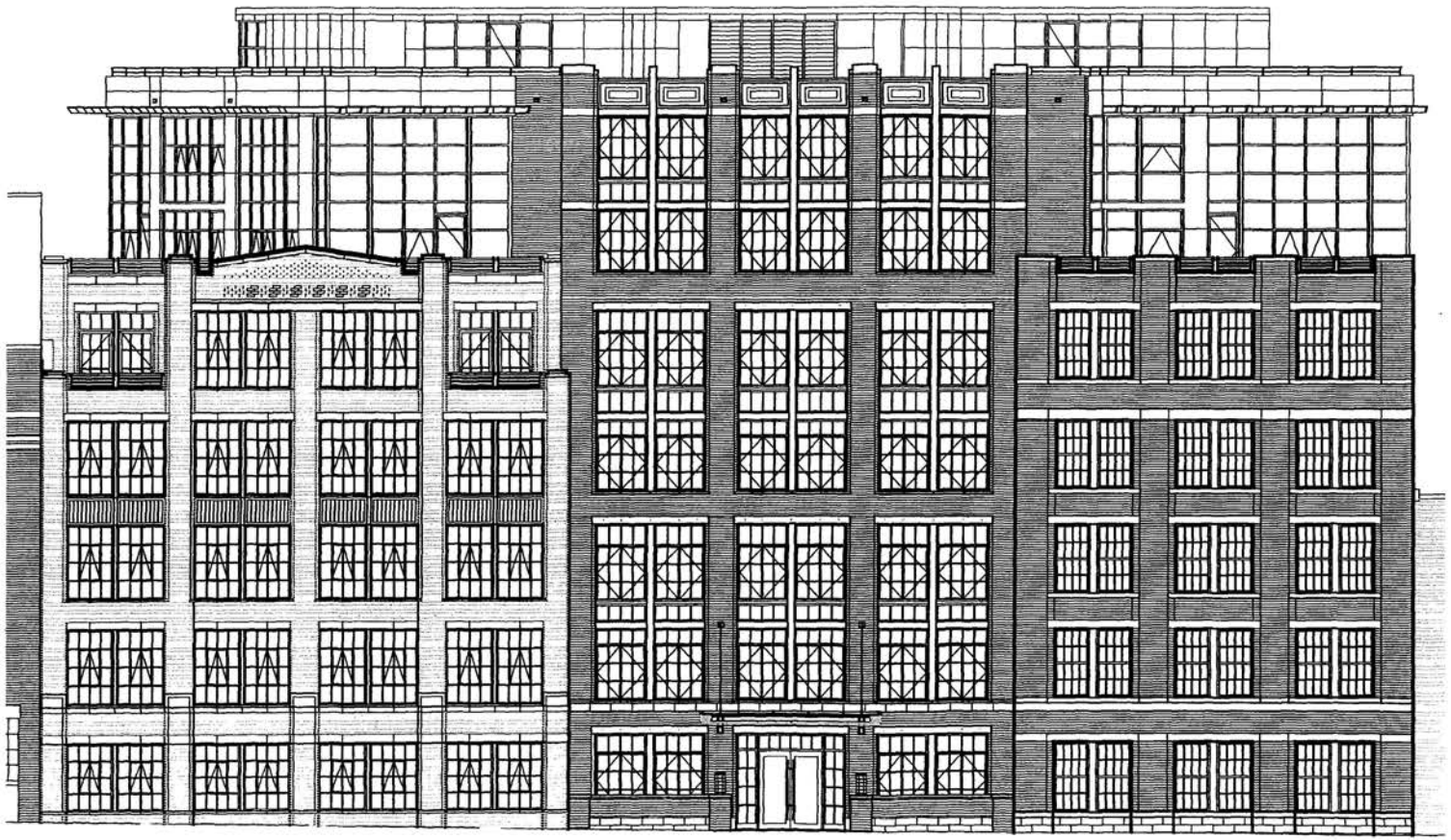
Permit Set

3/32" Building
Sections

July 10, 2002

1/8" = 1'-0"

A4.01



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PROJECT NAME
THE
METRO

Permit Set

PROJECT #: MORO.01

OWNER
PB HOFFMAN

REVISION

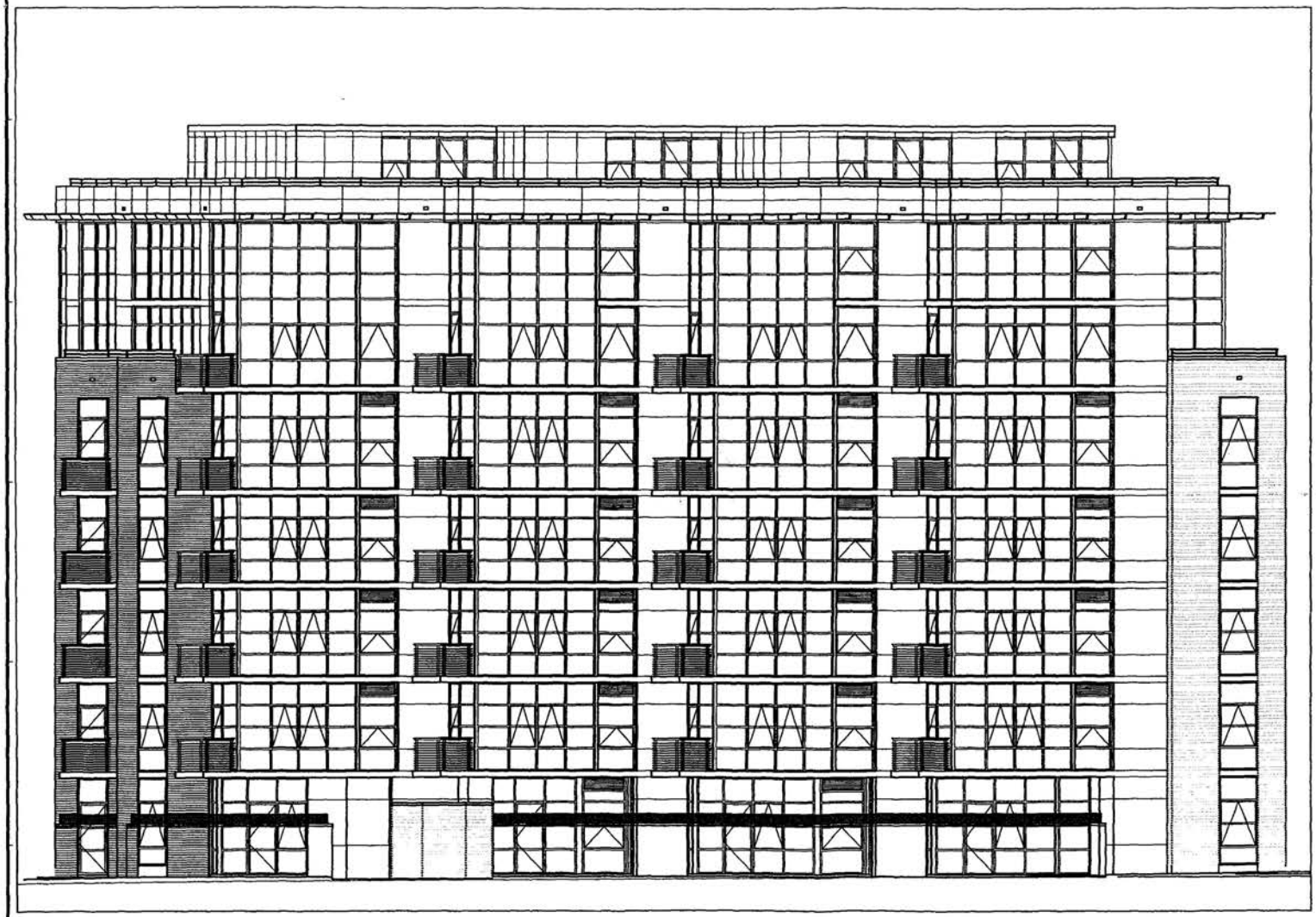
KEY PLAN

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DRAWING TITLE
1/4" Building
Elevations: North

DATE July 10, 2002
SCALE 1/4" = 1'-0"

A5.01



LEGEND

1 RED BRICK - INDIANA 225	8 STACKED BOND COLOR #2	15 AURAL WINDOW SYSTEM	22 METAL PANEL SYSTEM
2 PEACH BRICK - BORAL 16-624	9 STACKED BOND COLOR #3	16 AURAL STONE FRONT SYSTEM	23 LIGHT FIXTURES
3 CREAM BRICK	10 PRE-CAST STONE	17 STEEL TRELLIS	24 STEEL
4 CONTROL JOINT	11 CAST STONE	18 STEEL RAILING #1	25 STEEL GATE
5	12 GRANITE	19 STEEL RAILING #2	26 LOUVER
6 SCUPPER	13 EIFS SYSTEM	20 STEEL BALCONY RAILING	27 CANOPY
7 STACKED BOND COLOR #1	14 EXPOSED CONCRETE	21 ALUMINUM COPING	

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1/4" Building
Elevations: South

DATE July 10, 2002

SCALE 1/4" = 1'-0"

A5.02