GOVI IMENT OF THE DISTRICT OF COL BIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: **Board of Zoning Adjustment**

FROM: Andrew Altman, Director

DATE: September 10, 2002

SUBJECT: **BZA Case #16914, Special Exception and Variance Request**

I. APPLICATION-IN-BRIEF

Applicant: Holland & Knight LLP

Owner / Developer: PN Hoffman Construction & Development

Address: 1444 Church Street NW and 1445 P Street NW, Washington DC
Square 0209, Lots 901 and 903

Zoning: Arts/C-3-A

Proposal: Construction of a residential condominium building on Church Street and a mixed commercial / residential building on P Street, connected by an overhead covering and underground parking. Access to parking would be from P Street, through another adjacent building to the east, currently under construction.

Relief Sought: The Zoning Administrator and OP have determined that, pursuant to 11 DCMR §§3104 and 3103, construction of the addition would require:

- special exceptions from roof structure unequal wall height and setback regulations (§411.5 and §770.6(b)), pursuant to §411.11;
- a special exception from roof structure height in the Uptown Arts Overlay District (§1902.1(a)), pursuant to §1906.1 (note that the applicant originally requested a variance; OP feels that BZA review of a special exception is the appropriate process); and
- a variance to recreation space requirements (§773.3) pursuant to §3103.2.

BZA
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II. OFFICE OF PLANNING RECOMMENDATION-IN-BRIEF

The Office of Planning recommends the subject application be approved, subject to the registration of required easements related to parking and amenity space access; and streetscape improvement on both Church and P Streets NW.

III. AREA AND SITE DESCRIPTION (refer to Location Plan, Attachment I)

Square 0209 in the Logan Circle / Shaw neighborhood of Ward 2 is bound by P Street NW on the south, Q Street NW on the north, 14th Street NW on the east and 15th Street NW on the west. Church Street runs east-west through the center of the square. The site includes Lot 903 (1440 Church Street), currently vacant, and Lot 901 (1445 P Street), currently developed with a one story vacant building

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formerly used as a grocery store. The PN Hoffman Development Company owns both properties. A former alley, purchased by the developer, separates the two lots.

To the east of the site is the connected Sussex Court and Hudson Court residential development, also under construction by PN Hoffman Development Company, with variances to required recreation space approved by the BZA in March 2002 - case #16841 (1440 Church Street) and #16848 (1425 P Street). Directly to the south is a new Fresh Fields grocery store. There is some small scale commercial along this section of Church Street (mostly automotive related) and P Street, although a number of buildings appear to be vacant, for sale, or underutilized. There is more substantial local commercial development along 14th Street, 17th Street, and around Dupont Circle to the west. There are a number of churches, schools, and private and public recreation / entertainment facilities in the area, including Studio Theatre. The site is central to a number of Metro Stations, the closest being the Dupont Circle Red Line station, 5 blocks to the west. Metro buses travel along near-by P, 13th, 14th and 16th Streets NW.

IV. PROJECT DESCRIPTION (refer to Letter from the Applicant, Attachment II)

The owners of the property wish to construct a 49 unit condominium building (the Metro) fronting onto Church Street NW and a 66 unit rental building (the Desoto) with street level commercial fronting onto P Street NW. Two levels of underground parking and an above-grade unenclosed covering would connect the buildings. The units are mostly one to two bedroom suites, with some studio suites, and 6 larger two level penthouse suites with expansive private rooftop terraces in the Church Street building. Public rooftop space for both buildings is proposed to be located on the P Street building. Other than the rooftop deck, there is no community / recreation / amenity space proposed.

Parking would be accessed via the entry to the adjacent building at 1425 P Street (under construction). This shared access was not part of the approved BZA application for that project. The developer notes that the 1425 P Street parking will remain conforming although 4 parking spaces will be lost to provide access to the proposed buildings. The proposed parking area includes more than the required number of spaces, although not to a ratio of one space per unit. Required parking for the commercial space is not separately located or designated – the developer notes that the commercial spaces will not be accessible to the public, but will be designated for use by managers/employees of the retail spaces. Access to loading areas would be via an "alley" easement along the west side of the P Street building.

V. RELATIONSHIP OF THE APPLICATION TO THE COMPREHENSIVE PLAN

The Comprehensive Plan Generalized Land Use Map depicts the subject site as being in the ***Moderate Density Residential Land Use Category.*** The proposed development conforms to this category.

The proposal meets the following §1130 Uptown Arts Special Treatment Area objectives:

- (a) promote the heritage character of the area - the HPRB has approved the design as being in conformance with the heritage character of the area;
- (e) encourage street level retail and service uses – the project includes appropriately scaled street level retail on P Street, and is proposing streetscape improvements to Church and P Streets;
- (k) address the narrow commercial sites common in the area – the P Street commercial consists of two relatively small and narrow businesses, in conformity to the overall commercial pattern.
- (l) adequate parking facilities to support development policies – the project provides more than required parking for the development; and
- (n) the provision of new housing opportunities – the project maximizes new housing opportunities, with rental units and a wide range of condo units for a variety of resident types and incomes.

VI. GREATER 14TH STREET HISTORIC DISTRICT (refer to Staff Reports, Attachment IV)

The vacant Church Street site is within the Greater 14th Street Historic District. The P Street site is not within a historic district and the existing one story building has no historic status. The conceptual design of the new Church Street building was reviewed and approved by the Historic Preservation Review Board (HPRB) on December 20, 2001. The applicant returned to the HPRB on May 23, 2002 for review of the subdivision proposal to amalgamate the Church and P Street sites, which also then necessitated review of the P Street building design. The HPRB also approved this aspect of the proposal. The style, design and detailing of the buildings are intended to compliment the streetscape, and building masses are broken up to conform to the general pattern of smaller frontages along the streets.

VII. AREA ZONING

The property is in the C-3-A zone district, which permits medium bulk residential / office development. The property is also within the Uptown Arts – Mixed Use Overlay, and meets the following §1900.2 Arts Overlay District objectives:

- (a) encourages a scale of development, a mixture of building uses, and other attributes such as safe and efficient conditions for pedestrians and vehicular movement;
- (b) require retail, entertainment and residential uses that encourage pedestrian activity;
- (d) expand the area's housing supply in a variety of rent and price ranges; and
- (f) strengthen the design character and identity of the area.

VIII. REQUESTED ZONING RELIEF (refer also to Project Profile, Attachment V)

The Zoning Administrator and OP have determined that the following are required: special exceptions from roof structure unequal wall height and setback regulations; a special exception to roof structure height in the Uptown Arts Overlay District; and a variance to recreation space requirements.

IX. DOES THE APPLICATION MEET THE SPECIAL EXCEPTION TESTS FOR ROOF STRUCTURE UNEQUAL WALL HEIGHT & ROOF STRUCTURE SETBACK?

Regulation:	Proposed – Church St.	Proposed – P Street
§411.5 – enclosing walls (for a roof structure) from roof level shall be of equal height and shall rise vertically to a roof	Conforming	**Roof-top enclosure would have walls of unequal height**
§770.6(b) – housing for rooftop mechanical equipment, a stairways or an elevator penthouse shall be set back from all exterior walls a distance equal to its height above the roof.	**Rooftop enclosure height of 9' and a setback of a minimum of 6.4'**	Conforming

§411.11 – Where impractical because of operating difficulties, size of building lot, or other conditions related to the building or surrounding area that would tend to make full compliance unduly restrictive, prohibitively costly, or unreasonable, the Board of Zoning Adjustment shall be empowered to approve the location, design, number and all other aspects of (roof) structures ... provided that the intent and purpose of this chapter and this title shall not be materially imparted by the structure, and the light and air of adjacent buildings shall not be affected adversely.

Church Street roof structure setback:	The penthouse dwelling levels have a considerably smaller footprint than the levels below, and are designed to be visually distinct from lower levels to minimize visual impacts and provide an appropriate streetscape scale (as approved by the HPRB). The project provides high-end condo units in the penthouse levels to increase the diversity of housing types in the development, and these units have private stairway access to private roof decks. As such, one shared access is not possible and providing the required setback from the reduced penthouse footprint would be unduly restrictive and unreasonable. The roof structure provides a significantly greater than required setback from the property line / main portion of the buildings below – a minimum of almost 18'. The minimum setback from Church Street is over 26.5'.
P Street roof structure enclosing wall height:	Elevator access to the roof is required to provide resident and guest access to recreation space. The special exception would permit the rooftop structure to be "stepped" in height, corresponding to functional requirements, as the elevator shaft needs a higher height than the stairwell / mechanical room area. Requiring conformity would be both unreasonable and counter-productive, as either the recreation space would be eliminated, or the rooftop enclosure would be required to be made bigger and bulkier, thus increasing potential impacts on adjacent buildings.

Will the special exceptions be in harmony with the general purpose and intent of the Zoning regulations and Maps?

Church Street roof structure setback:	**Yes**. The rooftop structure provides more than the required setback from the street and all other property lines.
P Street roof structure enclosing wall height:	**Yes**. The special exception would minimize height and bulk of the roof structure, in line with zoning regulation intent.

Will the special exceptions adversely affect the use of neighboring property in accordance with the Zoning Regulations and Maps?

Church Street roof structure setback:	**No.** The request should not result in a rooftop structure that has an impact on neighboring properties, due to its being stepped well back from floors below.
P Street roof structure enclosing wall height:	**No.** The proposed design minimizes visual impacts and provides a more interesting design than a conforming solution.

X. DOES THE APPLICATION MEET THE ARTS OVERLAY SPECIAL EXCEPTION CRITERIA FOR ROOF STRUCTURE HEIGHT?

Regulation:	Proposed – P Street	Proposed – Church St.
§1902.1(a) – No roof structure shall exceed a height of 83.5'	**The roof structure for the elevator has a height of 93.5'.**	Conforming – roof structure height of 79'

§1906.1 – Exceptions from the requirements of the Arts Overlay District shall only be permitted if granted by the Board of Zoning Adjustment after public hearing, based on the following criteria:

Will the proposal advance the stated purposes of the Arts Overlay District, and not adversely affect neighboring property or be detrimental to the health, safety, convenience, or general welfare of people living, working, or visiting the area?

Yes. There should be essentially no impact with regards to the stated purposes of the Arts Overlay District. The roof structure will not be highly visible from the street, and will have no impact on people living, working or visiting in the area other that that it permits desirable access to the roof terrace by residents of the building and their guests.

Do exceptional circumstances affecting the property make compliance with the requirements difficult or impossible, or does the development provide alternative public benefits in achieving the purposes of the Arts Overlay?

Yes. Compliance with regulations would result in either the loss of residential area (i.e. the loss of a story of usable space) or the elimination of access to a rooftop terrace on this building. Both would be contrary to the objectives of the Arts Overlay District.

Does the architectural design concept enhance the urban design features of the immediate vicinity in which it is located?

Yes. The roof structure is located and designed to minimize potential visible impacts, and its design complements the proposed building.

Is vehicular access and egress located and designed to minimize conflict with principal pedestrian ways, to function efficiently, and to not create dangerous or objectionable traffic conditions?

Not applicable: The requested special exception has no relevance to parking, but OP notes that the proposed parking solution minimizes impacts on pedestrian ways and the streetscape.

The Board may impose design, signage, size, landscaping, and other requirements as it shall deem necessary to protect neighborhood property and to achieve the Arts Overlay purposes.

OP has no recommendations at this time regarding design, signage, size, landscaping, and other requirements of the rooftop structure. It is assumed that there would be no signage. If landscaping were to be proposed on the roof, it is recommended that plants be carefully selected to withstand potentially harsh conditions, and that an automatic watering system be installed.

XI. DOES THE APPLICATION MEET THE RECREATION SPACE VARIANCE TEST?

Regulation:	Proposed
§773.3 – an area equal to not less than 15% of the gross floor area devoted to residential use shall be provided as residential recreation space.	Gross residential space proposed - 106,090 sq.ft. Required recreation space - 15,914 sq.ft. (15%) Recreation space provided - 5,300 sq.ft. terrace (5%) **variance pursuant to §3103.2 required.**

Does the property exhibit specific uniqueness with respect to exceptional narrowness, shallowness, shape, topography or other extraordinary or other exceptional situations or conditions?

Yes: Recreation space is often provided at the rear of the building, on the roof, or below grade to optimize use of desirable areas. The configuration of the lot – a slightly jogged through-property with an alley easement through the center – may limit design options.

With respect to the "practical difficulties" that would be "unnecessarily burdensome" and impose undue hardship to the applicant, should the application for a variance be approved?

Yes: Additional excavation is not possible, due to water table difficulties. Additional rooftop deck space is also not possible without increasing the visual impact of the building on historic Church Street, as a higher elevator roof structure would be required.

Can the relief be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the Zoning Regulations and Map?

Yes: Relief can be granted without negatively impacting the neighborhood or the integrity of the Zoning regulations. The site is within walking distance of a number of public and private recreation resources, including fitness and recreation centers, shopping streets, restaurants and clubs, small parks, and playgrounds - all of which will benefit from more residents living in and using the existing facilities of the area. A minor concern is that the buildings do not provide space for general meetings of the condo owners, but the number of condo units is relatively small, and either the building lobby or many of the units should be large enough to accommodate this infrequent function.

The developer has noted that it is their intention to improve streetscape amenity through articulated building facades at streets level; small scale commercial units on P Street; street trees; and tables, lighting, and other streetscape furnishings. OP supports the provision of an interesting and attractive streetscape presence for the buildings, providing long term urban amenity not only to residents but also to other users of Church and P Streets. Area residents, though the SNAP community planning process, noted both parking management and green space / park improvements as priorities – the proposal to maximize parking and provide a greener, more desirable streetscape conforms to these priorities.

XII. ADVISORY NEIGHBORHOOD COMMISSION (ANC) COMMENTS

ANC 2F reviewed the proposal at its regularly scheduled meeting of May 01, 2002, and voted unanimously to support the requested exceptions and variances. In their letter of support (Attachment IV), the ANC noted that "*granting the variances and special exception requested will further the development of the area in a positive way and substantially benefit the community*". The ANC letter also notes support for a possible court width variance for the area between the two buildings, if required. OP notes that the required width would be 25' whereas the proposed width of the space is a minimum of 34', so the space is conforming for open court width.

XIII. OTHER AGENCY COMMENTS

The D.C. Fire and EMS Department recommends the installation of sprinkler systems throughout the complex including inside dwelling units – Chapter 9 of the Building Code will require residential sprinklers. WASA notes that the applicant has been directed to dye test and televise the sewer prior to submitting plans for review. The DCRA notes no preliminary concerns, subject to detailed review at the Building Permit stage, but notes that fire separation requirements at the parking level must be met. The Urban Forestry Administration advises that they will require that street trees be Red Maples on Church Street, and Oaks on P Street. There are no other Staff comments at this time.

XIV. OP SUMMARY & RECOMMENDATION

OP has no concerns with the special exception requests related to the rooftop structures. OP recommends that the BZA approve the special exception and variance requests, as being consistent with the Comprehensive Plan and Generalized Land Use Map, and not undermining the integrity of the Zoning Regulations. OP recommends that approval be subject to:

- approval by the DPW Tree and Landscape Division of detailed streetscape improvement plans, including the installation of street trees in front of 1425 and 1445 P Street NW, and 1420 and

1450 Church Street NW, in recognition of the street being a primary "amenity" in this area and the owner / developer's agreement to upgrade the street as an urban amenity area in lieu of providing the required building amenity area;

- registration on title of a legally binding document ensuring access in perpetuity to underground parking via the building at Lot 94, Square 209 (1425 P Street NW); and
- registration on title of a legally binding document ensuring access in perpetuity to the common roof area on Lot 902, Square 209 (1445 P Street NW) by all residents of both buildings.

ATTACHMENTS:

I Location Map
II Letter from the Applicant
III Renderings
IV Staff Reports to the HPRB, Dec. 20, 2001 and May 23, 2002
V Project Profile
VI ANC 2F letter dated May 14, 2002.

AA/jl



Feature Key

- Zoning Boundaries
- Square Index
- Recent / Pending Developments
- Site

Board of Zoning Adjustment
Application No. #16914

DC Office of Planning
August 27, 2002

N

25 0 25 50 75 100 Feet

Attachment I

ATTACHMENT II

Preliminarily Statement Outlining How The Application Meets The Required Burden of Proof

The Applicant is seeking the following relief from the Board of Zoning Adjustment: a special exception from the roof structure requirements (Sections 411.5 and 770.6(b)); a variance from the residential recreation space requirement (Section 773.3); and a variance from the maximum permitted height of roof structures in the Arts Overlay District (Section 1902.1(a)). The Applicant will establish through its Statement of the Applicant to be filed no fewer than fourteen days prior to the hearing on the subject application, as well as at the public hearing, that the subject application meets the burden of proof for the granting of the requested special exceptions and variances. A preliminary summary of how the application meets the required burden of proof is as follows:

I. Special Exceptions from Roof Structure Requirements of Sections 411.5 and 770.6(b)

In order to meet the criteria for approval of the requested special exceptions, the Applicant will be required to show the following: (1) compliance is impractical because of operating difficulties, size of building lot, or other conditions relating to the building or surrounding area that would tend to make full compliance unduly restrictive, prohibitively costly, or unreasonable and (2) 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 are not adversely affected.

A. Special Exception: Walls of Unequal Height for Roof Structures (Section 411.5)

The Applicant proposes a penthouse with walls of unequal height on the P Street property in an effort to reduce the mass of the penthouse and to lessen its visual impact. The penthouse has a height of thirteen feet, nine inches, with the exception of the space above the elevator core, at which point the walls must be eighteen feet, six inches in order to provide sufficient space for the required elevator equipment. Although the penthouse could be of equal height (i.e., the entire penthouse structure having a height of eighteen feet, six inches) and still meet the required setbacks, the lowered height, supported by the community, is intended to minimize any impacts. Accordingly, the intent and purpose of Chapter 400 and the Zoning Regulations and the light and air of adjacent buildings will not be adversely affected because the special exception relief requested will result in less roof structure than would otherwise occur.

B. Special Exception: Roof Structure Setback Requirement (Section 770.6(b))

The Applicant requests a deviation from the roof structure setback requirement for certain locations on the roof of the Church Street property. The roof line and the façade of this portion of the project incorporate a saw-tooth pattern, as approved by the Historic Preservation Review Board, and the height of the penthouse is nine feet. The saw-tooth treatment results in a situation where the roof structure complies with the setback requirements for the significant majority of the penthouse; however, the roof includes "pinch points" at which the setback from the exterior wall is not greater than nine feet. The penthouse, however, is setback more than twenty feet from the face of the building at these points. Therefore, the intent and purpose of Chapter 400 and the Zoning Regulations and the light and air of adjacent buildings will not be adversely affected.

II. Variances from the Residential Recreation Space Requirement (Section 773.3) and the Maximum Permitted Height of Roof Structures in the Arts Overlay District (Section 1902.1(a))

In order to obtain approval of the requested variances, the Applicant must show that: 1) the subject property suffers from an extraordinary or exceptional condition; 2) strict application of the Zoning Regulations will result in peculiar and exceptional practical difficulty to the Applicant; and 3) 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. The Applicant intends to meet its burden as follows:

A. Variances from the Residential Recreation Space Requirement (Section 773.3)

1. Extraordinary or Exceptional Condition

The Applicant will provide evidence of the irregular shape of the property, adverse subsurface soil conditions, and the limits on the amount of residential recreation space that can be provided based on the configuration of the property and the design of the project. Specifically, the property is a through lot, created by two off-set rectangles which are connected within a common area bisected by an alley easement. This alley easement prevents residential recreation space in this outdoor area on the ground floor. Furthermore, the rectangle fronting Church Street property is located in a historic district and, due to setbacks approved by the Historic Preservation Review Board, has less roof area available for residential recreation space

than would otherwise occur. Therefore, exceptional conditions exist for this site.

2. Strict Application Would Result in a Practical Difficulty to the Owner

The Applicant will show that the irregular shape of the property, the adverse soil conditions, and the limited opportunity for residential recreation space make it unreasonably burdensome for the Applicant to comply with this provision of the Zoning Regulations. Specifically, the design of the Church Street property approved by the Historic Preservation Review Board prohibits the inclusion of any outdoor recreation space on the roof. Furthermore, the ground level on P Street includes retail spaces, significantly limiting potential locations for additional residential recreation space. Finally, additional residential recreation space would likely reduce the number of apartment units, contrary to the intent of the Regulations, which encourage more housing.

3. No Detriment to the Public Good Nor Impairment to the Intent, Purpose and Integrity of the Zone Plan

The Applicant also will show that the reduction in the required amount of residential recreation space will not be detrimental to the public good and will not substantially impair the intent, purpose or integrity of the zone plan. The amount of residential recreation space provided is appropriate for this location. The site is located near numerous recreational opportunities, including all that is available in Dupont Circle. Furthermore, numerous apartments include private outdoor terraces, which are not included within this calculation.

B. Variance from the Maximum Permitted Height of Roof Structures in the Arts Overlay District (Section 1902.1(a))

1. Extraordinary or Exceptional Condition

The Applicant will provide evidence that the property suffers from an exceptional condition. Typically, elevator equipment requires eighteen feet, six inches in order to provide access to the top floor of the project. For this project, the elevator ascends to the roof in order to provide full access for all residents to the roof deck. Therefore, the elevator equipment requires the additional eighteen feet, six inches from the roof, resulting in the height of the penthouse exceeding a total height of eighty-three and one-half feet above the measuring point used for the building.

2. Strict Application Would Result in a Practical Difficulty to the Owner

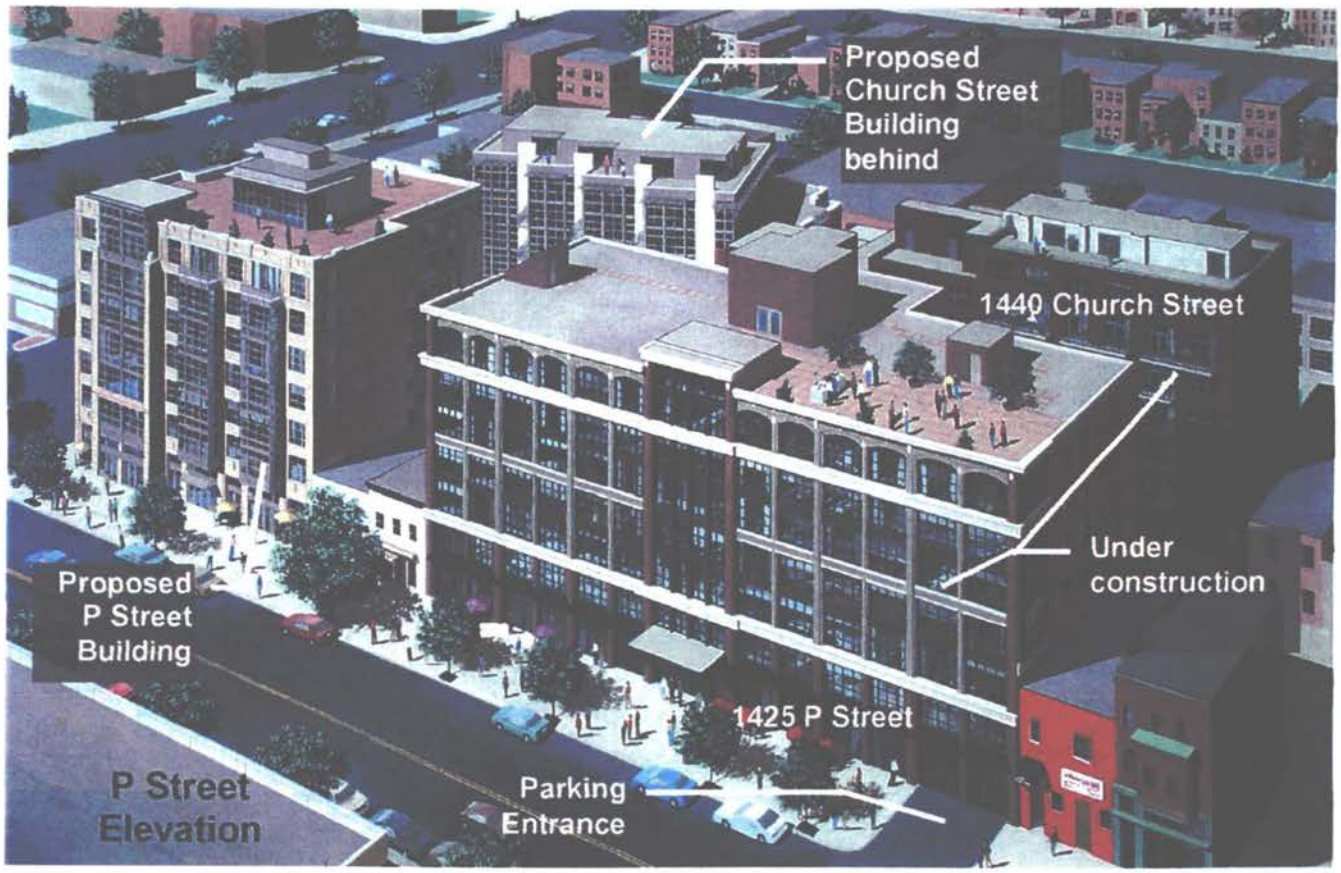
The Applicant will show that it would be practically difficult for the Applicant to comply with this provision because it would not be possible to achieve the full permitted residential density and provide full access to the roof without the additional height. Furthermore, the inability to provide access to the roof would result in a decrease in the amount of residential recreation space provided.

3. No Detriment to the Public Good Nor Impairment to the Intent, Purpose and Integrity of the Zone Plan

The Applicant also will show that the increased height of the penthouse will not be detrimental to the public good and will not substantially impair the intent, purpose or integrity of the zone plan. Due to the setback of the roof structure, the penthouse's visual impact is significantly reduced and will not adversely impact the light and air of adjacent buildings.

BZA Case #169 1400 Block Church Street NW a P Street NW





HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**1425 P Street, NW**		Agenda
Landmark/District:	**14th Street Historic District**	X	Consent Calendar
		X	Concept Review
Meeting Date:	**May 23, 2002**		Alteration
H.P.A. Number:	**02-376**		New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
		X	Subdivision

The applicant, SKG Architects for PN Hoffman, seeks approval to combine two building lots – 1450 Church Street, located in the Greater 14th Street Historic District, and 1425 P Street, located outside the historic district, to the south of an east-west alley that separates it from the Church Street lot. Combining the lots achieves parking, loading, recreational space and mechanical efficiencies.

The Board approved the conceptual design for the apartment building at 1450 Church Street, known as Saxon Court, phase II (named after the historic Saxon Garage on the site) in December 2001. The building's design was developed in an industrial vocabulary, with its mass broken down both horizontally and vertically to relate to the variety of industrial, warehouse and residential buildings on that block. Its design would remain unchanged.

The building on P Street would read as its own building; the connection to 1450 Church Street would be below grade at the garage level, and the alley would remain open over top the garage. The P Street building would be six stories of residential units above ground level retail; its design seeks to blend traditional apartment building elements – tripartite organization, projecting bays, brick and precast materials – with large industrial scale windows. The building would have no impact on the character of the Greater 14th Street Historic District.

The staff recommends that the Review Board approve the subdivision and concept design as consistent with the purposes of the preservation act.

Project Profile: **ATTACHMENT V**

Standard	Zoning Regs.		Proposed[1]:		
	C-3-A:	Arts Overlay	Church Street	P Street	Combined
Lot Area:	-	-	10,797.5 sq.ft.	12,302.5 sq.ft.	23,100 sq.ft.
Lot Width:	-	-	104.75 feet	129.5 feet	-
Floor Area Ratio: Residential: Commercial: Total:	 4.0 max 0.0 min; 2.5 max. 4.0 max.	 4.5 max (§1904.3)[2] n/a 4.5 max. (§1904.1b)			 4.59 0.31 4.90[3]
Floor Area: Residential: Commercial: Total:	 92,400 sq.ft. max 57,750 sq.ft. max 92,400 sq.ft. max	 103,950 sq.ft. max n/a 103,950 sq.ft. max	 56,178 sq.ft. 0 sq.ft. 56,178 sq.ft.	 49,912 sq.ft. 7,118 sq.ft. 57,030 sq.ft.	 106,090 sq.ft. 7,118 sq.ft. 113,208 sq.ft.[3]
Lot Occupancy:	75% max.	-	-	-	65%[4]
Residential Units: Studio: 1 BR/ 1 BR+den: 2 BR+: Total:	-	-	 0 18 31 49	 18 36 12 66	 18 54 43 115
Front Yard:	0 feet	-	0 feet	n/a	-
Rear Yard:	2.5" / foot of height = 16.8'	-	n/a	45' from ℄ P St.	-
Side Yard:	0 feet	-	0 feet	0 feet	-
Height:	65 feet max.	75 feet max (§1902)	70'	75'	-
Roof Structure Ht:	-	83.5 feet max	79'	**93.5'**	-
Setback:	9' min (Church) and 18.5' (P St.), min.	-	**6.4'**[5]	23.1'	-
Enclosing Walls:	must be of equal height	-	conforming	**enclosing walls of unequal ht.**	
Stories:	-	-	8[6]	9[7]	-
Recreation Space:	15% gross res'l = 15,914 sq.ft.	-	0 sq.ft.	5,300 sq.ft.	**5,300 sq.ft. = 5%**
Closed Court Width:	4" / foot of ht. = 25.6'	-	35.1'	n/a	-
Loading Berths	1 @ 30' + 1 @ 55'	-			1 @ 30' + 1 @ 55'
Parking: Commercial: Residential: Total:	 1/300 sq.ft.[8] = 14 1 / 2 d.u. = 58 72	-			 100

1 From information supplied by the applicant and owner.
2 .5 FAR bonus for any building with a residential use FAR of 3.0 or greater.
3 9,258 square feet, FAR of .40, transferred from a heritage site close by.
4 Includes the former lane area.
5 To the edge of the set back roof directly below; the setback from the property line / main building elevation is a minimum of 17'-11".
6 Includes mechanical penthouse level.
7 Includes both mechanical penthouse and elevator penthouse levels.
8 In excess of 3,000 sq.ft.

A: ACHMENT IV

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**1450 Church Street, NW**	X	Agenda
Landmark/District:	**14th Street Historic District**		Consent Calendar
		X	Concept Review
Meeting Date:	**December 20, 2001**		Alteration
H.P.A. Number:	**02-049**	X	New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

The applicants, SKG Architects for PH Hoffman, seek conceptual design review for construction of a seven-story apartment building on vacant land in the 14th Street Historic District. The property is located on the south side of the 1400 block of Church Street. It abuts a three-story apartment building to the west; to the east is an under-construction seven-story apartment building being developed by the same development team known as "Saxon Court" after the historic Saxon garage being incorporated into that project.

The Greater 14th Street Historic District is notable for its concentration of high-style automobile showrooms from the early 20th century. Church Street is a narrow street that is characterized by the more utilitarian, service-related facilities that supported the automobile industry. While containing a handful of modest houses and a small apartment building, its character is distinctly industrial. The design of several recent new construction/rehab proposals have been developed to respond to this industrial character.

The conceptual approach to the project is similar to that approved by the Board for the abutting Saxon Court project in that its mass is broken down into a series of smaller, vertically-oriented components that better relate to the size and scale of the historic buildings on this block than would a single, large, unarticulated, horizontal mass. The center section rises to seven stories (70 feet) in a single mass, but is set back six feet from the building line. The block to the east, set on the building line, rises to four stories (approximately 40 feet), with a significant setback for its upper three floors. The block to the west, also set on the building line, rises to five stories (approximately 50 feet) before setting back its upper two floors. The rear of the building has been developed with a saw-tooth footprint, with angled, southeast-facing bays. This geometry is brought around to the front elevations on the upper floors, with the additional floors canted back at an angle from the front plane of the building. The intent is to unify the front and rear elevations, while also reducing the visibility of these upper floors from the street.

The architectural treatment reinforces the modulated massing. Each block element has been developed with a slightly different wall and fenestration treatment, albeit within a common industrial vocabulary. The large windows would include fixed, awning and double hung sash; the masonry enframing walls would be executed in different brick colors and with slightly different detailing on each of the three blocks. The canted upper

floors and the rear elevation would be almost entirely glass, with only narrow metal framing.

The applicants have worked closely with the staff and community organizations over the past several months, and the project has been refined and improved through this consultation. The result is a design that is scaled appropriately and respects the special character of this street. The architects have carefully balanced the need to break the building down into smaller-scaled components, while retaining an overall continuity and unity of design. The only aspect that may need additional refinement in this regard is the treatment of the upper floor canted wings. The sharply contrasting modernist character of these floors almost gives the impression that these are later additions to the more traditional brick buildings. Greater consistency with the lower floors might be achieved by further exploring variations in the traditional industrial vocabulary – such as using smaller scaled window elements, with greater light divisions – that still allow for large expanses of glass and the canted geometry.

The staff recommends that the Review Board approve the project in concept, including its overall massing, height, and architectural treatment, as consistent with the purposes of the preservation act, and delegate final material selection and the refinement of the upper floors to the staff.

ATTACHMENT VI

ANC 2F ADVISORY NEIGHBORHOOD COMMISSION 2F
GOVERNMENT OF THE DISTRICT OF COLUMBIA
P.O. Box 9348, Mid-City Station, Washington, DC 20005
Telephone: (202) 667-0052 Fax: (202) 667-0053

Commissioners:
2F01 Michael Nixon
2F02 Jim Brandon
2F03 vacant
2F04 Helen M. Kramer, *Vice Chair*
2F05 Leslie Miles, *Chair*
2F06 Bob Hinterlong, *Treasurer*

May 14, 2002

Board of Zoning Adjustment
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: Premises 1445 P Street, NW and 1450 Church Street, NW, Lots 901 and 903 Square 209

Dear Members of the Board:

Advisory Neighborhood Commission 2F, at its publicly advertised regularly scheduled meeting on May 1, 2002, at which a quorum was present, voted 5 to 0 to support variance and special exception relief to permit the proposed development of a single building located at 1445 P Street,NW,and 1450 Church Street, NW.

The Commission supports the requested variance relief to permit: (1) a reduction of the residential recreation space from 15% to 5% for the overall project containing both the Church Street and P Street portions of the building, and (2) a variance from the height provision of Section 1902.1 for a portion of the roof structure on the 1445 P Street building in the Arts/C-3-A Zone to have an 18'-6" height for the cab and machine room for the elevator. In response to community concerns about the height, the developer agreed to reduce the height of the remainder of the roof structure to mitigate the non-compliance with the height requirement pursuant to Section 1902.1. In addition, the Commission supports the applicant's special exception request for unequal heights of roof structure through special exception relief pursuant to Section 411. The unequal height of roof structures allows the applicant to minimize the area for which the height variance relief is necessary.

In addition, if deemed necessary by the Zoning Administrator, the Commission also supports a court variance for the area located between the two buildings.

The Commission finds that the subject property is unique and affected by an exceptional situation in its irregular shape and size, and by its inclusion of an historic building subject to the review process before the Historic Preservation Review Board, as well as the requirements for various setbacks which reduce the opportunity to provide residential recreation space on the roof. The site is also impacted by regulations limiting the height of roof structures (Section 1902.1) but also requiring

residential recreation space envisioned to be on the roof. The regulations impose a practical difficulty in that the applicant would be otherwise required to provide residential recreation space in an unneeded and undesired location within the site and building. In addition, there is no feasible way to provide the amount of required residential recreation space on the roof with the setbacks required by the Historic Preservation Review Board or on the exterior of the building and site.

The Commission supports the roof structure special exception as minimizing the height of the roof structure and still permitting the applicant to provide elevator access to the roof in compliance with the Americans with Disabilities Act.

The Commission believes that granting the variances and special exception requested will further the development of the area in a positive way and substantially benefit the community.

Sincerely yours,

Helen M. Kramer
Vice Chair