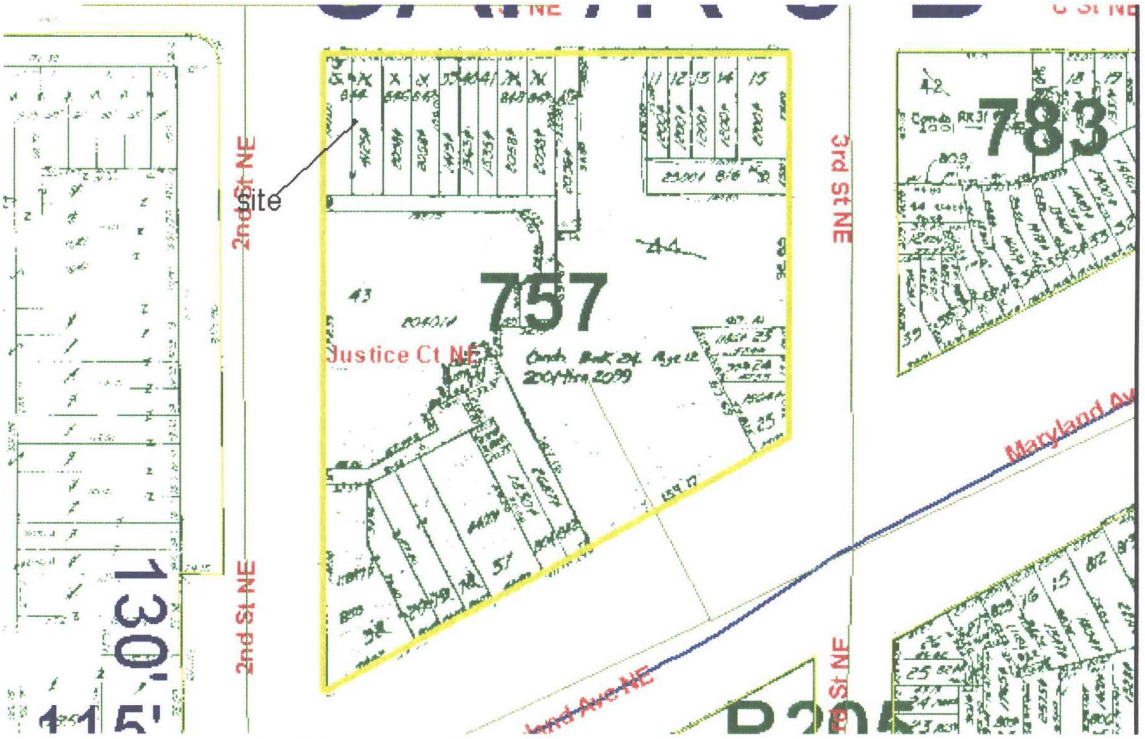


Application No. 16916 of Friends Committee on National Legislation

REVISED

RELIEF SOUGHT: Pursuant to 11 DCMR § 3103.2, for a variance to allow the enlargement of existing non-profit office space under subsection 2002.5, at premises 245 2nd Street, N.E.

NOTE: The relief needed is from the USE variance provision of the Regulations; the Applicant is requesting an expansion of an office use in the R-4 District.

ZONING:	CAP/R-4 District
SQUARE & LOT:	Square 757, Lot 844
OFFICE OF PLANNING:	**OP recommends APPROVAL of the application. Exhibit No. 30. The report was timely filed.**
ARCHITECT OF THE CAPITOL:	**The proposal would not create any adverse effect on the Capitol Complex or the Master Plan. Exhibit No. 27.**
HPRB:	**The Applicant did <u>not</u> provide a copy of the HPRB report.**

BZA
Case No. 16916
Exhibit No. 39

Board of Zoning Adjustment
District of Columbia
CASE NO.16916
EXHIBIT NO.39

ANC-6A04:	The ANC report was not in the file when this report was prepared on Wednesday, September 18, 2002.
REQUEST FOR PARTY STATUS:	**NONE**
AFFIDAVIT OF POSTING:	**The property was properly posted and the Affidavit of Posting timely filed. Exhibit No. 29.**

NOTES:

- The site has been used to house an office use since 1958. BZA Order Nos. 5239 and 5240 approved the use.
- There is a discrepancy between the OP report and the Applicant's statement about the building's gross floor area (GFA). The OP report states that the Applicant would increase the existing 7,056 square foot building to approximately 10,524 square feet, an increase of 3,468 square foot. **Conversely,** the Applicant's statement indicates that the existing building has a GFA of 5,688 square feet (1,638 square feet is located in the cellar and therefore not counted toward the GFA); the upgraded building would have a GFA of 7,197 square feet.
- Exhibit No. 1 indicates that the estimated construction cost would be $3.3 million.
- Referral from the Zoning Administrator's office, Exhibit No. 6.
- Letters of Support from Elizabeth Morris, Exhibit No. 28, Tab J. and Exhibit No. 31, and Nancy P. McKinley, Exhibit No. 32.
- Letter of Support from the Capitol Hill Restoration Society, Exhibit No. 33.

Paul A. Tummonds, Jr. is the attorney representing the Applicant.