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November 5, 2002

BY HAND DELIVERY

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

Re: BZA Application No. 16949 – Application of The Monterrey Cooperative, Inc. (the "Applicant") - Pre-Hearing Statement

Dear Members of the Board:

Enclosed please find an original and 19 copies of the Applicant's pre-hearing statement for the above-mentioned application. This application is scheduled for a public hearing on November 19, 2002.

If you have any questions or comments, please feel free to call the undersigned at (202) 663-8000.

Respectfully Submitted,

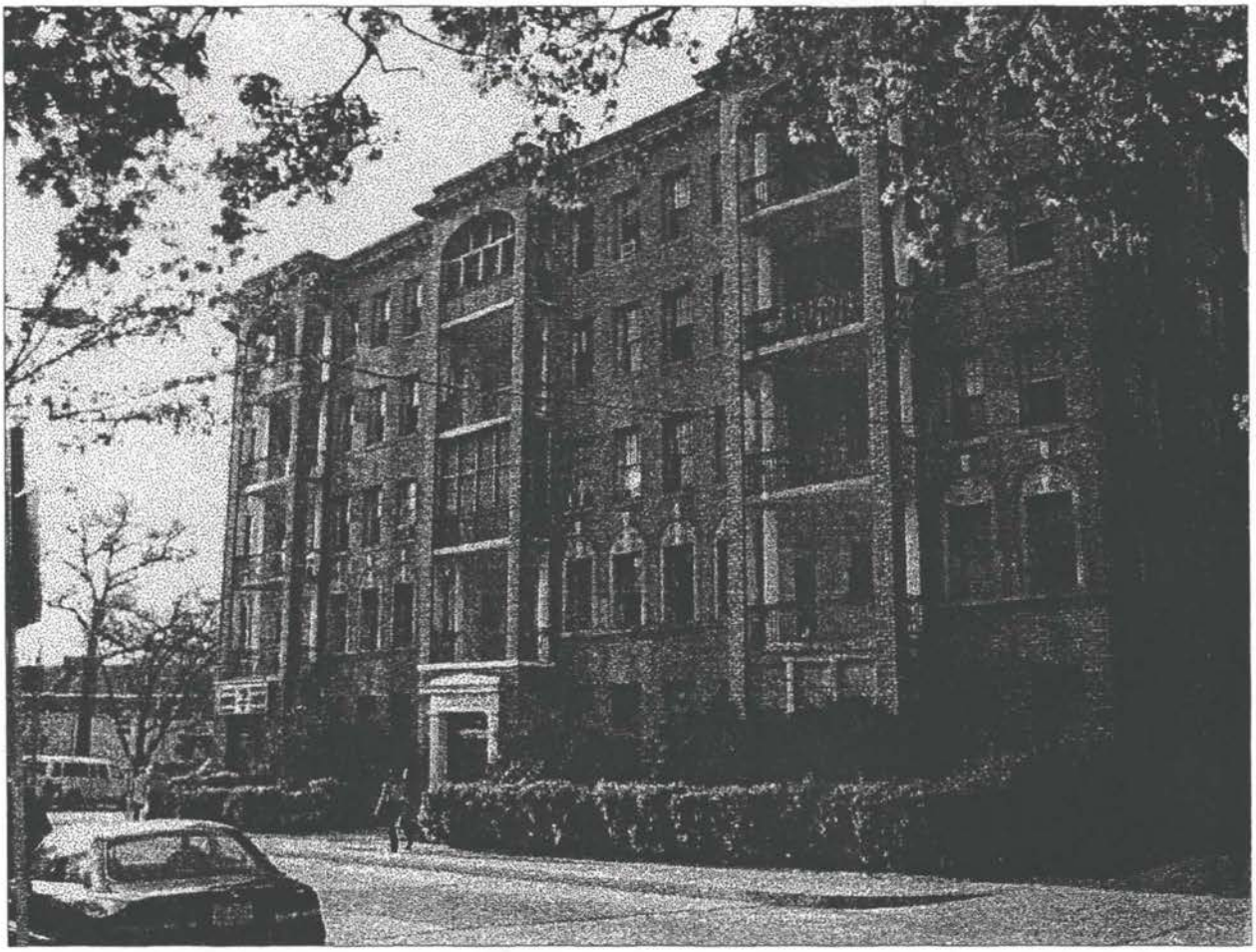
John T. Epting

Paul A. Tummonds, Jr.

cc: ANC 3C
Karen Thomas, OP

BZA
Case No. 16949
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.16949
EXHIBIT NO.25



THE MONTEREY

2902 PORTER STREET, NW Washington, DC 20008

BZA APPLICATION # 16949

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Application of The Monterrey Cooperative, Inc.

BZA Application No. 16949
Hearing Date: November 19, 2002
ANC 3C

STATEMENT OF THE APPLICANT

This is an application of The Monterrey Cooperative, Inc. ("Applicant") to further the proposed renovation of the existing Monterrey Apartment building located at 2902 Porter Street, N.W. Because the facilities in the existing building are outdated and do not comply with many current ADA, life safety, and building code requirements, the Applicant wishes to undertake significant exterior and interior renovations, as well as modifications to the existing roof that will allow the construction of an appealing roof top recreation space and a more efficient, unified roof structure.

I.
Nature of Relief Sought

The building is located at 2902 Porter Street, N.W., Lot 91, Square 2068 (the "Subject Property"). The Subject Property is located in the CP/C-2-A Zone District. The Applicant requests variance relief from the Board of Zoning Adjustment (the "BZA" or "Board") to permit modifications to the roof structure that will allow for necessary upgrades to the mechanical and elevator systems and will enclose all of the necessary equipment, as well as access to the roof, in one enclosure. In addition, the requested variance relief will permit the Applicant to create residential recreation space on the roof. The Applicant's satisfaction of the standards for granting variance relief is discussed in detail in Section IV of this statement.

II.
Jurisdiction of the Board

The Board has jurisdiction to grant the relief requested pursuant to Section 3103.2 of the Zoning Regulations (11 DCMR §3103.2).

III.
Background

A. Description of the Property and Surrounding Area

The Subject Property is located at the intersection of Porter Street and Connecticut Avenue, N.W. As shown in the photographs attached as Exhibit D, a restaurant is located immediately adjacent to Subject Property along Connecticut Avenue and an alley separates the Subject Property from the adjacent residential property along Porter Street. The Cleveland Park Metro Station is located approximately one block to the south. The three-four blocks to the south of the Subject Property along Connecticut Avenue include the major retail, restaurant and shopping areas of the Cleveland Park neighborhood. The Uptown Movie Theater is located approximately two blocks south of the Subject Property.

B. History of the Building

The Monterrey Apartment building was originally constructed as an apartment building in 1922 and was designed by the architectural firm of Stern & Tomlinson. The Classical Revival building is six bays wide at the Connecticut Avenue elevation and twelve bays wide at the Porter Street elevation. The existing building is non-conforming as to; height, floor area ratio (FAR), lot occupancy, rear yard, side yard and roof structure. The Subject Property is located in the Cleveland Park Historic District.

The building was originally designed to accommodate two stores along Connecticut Avenue. The entrance to the apartment units is from Porter Street. The commercial space is

now occupied by one retail tenant, 7-11, and three commercial/professional office units. The existing building includes 29 residential units.

C. Description of the Proposed Upgrades to the Existing Building

The proposed renovations to the Monterey will allow for a substantial renovation of the building and will establish residential recreation space on the roof of the building. The proposed exterior work includes the restoration of the building's masonry and cast stone façade, complete window replacement, and a new canopy over the residential entrance on Porter Street. The proposed interior work includes the renovation of the unit interiors with new HVAC, electrical, plumbing systems, and appliances. In addition, the lobby and common spaces will be restored, and the elevator will be replaced. The fully renovated building will retain all 29 residential units. The first floor space along Connecticut Avenue will remain as retail space and the apartment units will continue to be accessed from Porter Street. A new ramp off Porter Street will provide a fully accessible entrance to the first floor professional offices. The proposed renovations will have no impact on the existing footprint of the building and will not increase the FAR of the building.

The proposed renovations to the exterior of the building have received conceptual design approval from the Historic Preservation Review Board ("HPRB"). A copy of the HPRB Staff Report and Recommendation, which recommended approval of the proposed renovations with final approval delegated to the HPRB Staff, is attached as Exhibit H.

D. Areas of Necessary Relief

As previously discussed, the existing building is non-conforming as to height and the location of the existing roof structures. Therefore, in order to undertake any modification of the existing roof structures, variance relief from 11 DCMR § 2001.3(c) is necessary.

Originally, the Applicant requested special exception relief, in addition to the variance relief, related to the modifications that are necessary to the building's roof structure. The special exception relief was thought to be needed because the proposed roof structure may not have fully satisfied the requirements of 11 DCMR §411.5, which requires that enclosing walls from roof level shall be of equal height. After the submission of the application, the Zoning Administrator orally determined that the proposed roof structure does satisfy the requirements of 11 DCMR §411.5 and that special exception relief is not required. The Zoning Administrator's determination was that the ornamental trellis feature at the center of the penthouse, which extends to a height greater than the penthouse walls, is strictly ornamental and is considered an architectural embellishment and therefore not subject to the requirements of 11 DCMR § 411.5. The Applicant expects to submit written confirmation of the Zoning Administrator's determination prior to, or at, the public hearing in this case.

IV.
The Application Meets the Requirements for
Variance Relief Under Section 3103.2 of the Zoning Regulations

The burden of proof for area variance relief is well established. The applicant must demonstrate that the Property is affected by an exceptional or extraordinary situation or condition, that the strict application of the Zoning Regulations will result in a practical difficulty to the applicant, and that the granting of the variance will not cause substantial detriment to the public good nor substantially impair the intent, purpose or integrity of the zone plan. Palmer v. BZA, 287 A. 2d 535, 541 (D.C. 1972).

A. The Subject Property is Affected by an Exceptional Situation or Condition

The D.C. Court of Appeals held in *Clerics of St. Viator v. D.C. Board of Zoning Adjustment,* 320 A. 2d. 291 (D.C. 1974) that the exceptional situation or condition standard goes

to the "property", not just the "land"; and that "property generally includes the permanent structures existing on the land." *Id.* at 293-294. The Court held that the exceptional situation standard of the variance test may be met where the required hardship inheres in the land, or the property (i.e., the building on the land).

The Subject Property is subject to an extraordinary and exceptional situation because it is improved with a nonconforming apartment building that was constructed in 1922, prior to the enactment of the 1958 Zoning Regulations. As a result, the existing building is a nonconforming structure in many aspects, as described above. Most importantly for this application the building is nonconforming as to height, and the location of the existing roof structure. The existing roof structures, as seen on the roof top context photos in Exhibit C (the last page), are not setback a distance equal to their height from all edges of the building. The existing roof structures are located near the edge of the roof along the courtyard in the rear of the building. The existing courtyard and location of the building on the oddly shaped lot, with frontage along both Porter Street and Connecticut Avenue, are also evidence of the extraordinary and exceptional situation which affects the Subject Property. Therefore, the existing nonconformity of the building, the odd shape of the lot and the significant courtyard which is provided on the lot, coupled with its inclusion in the Cleveland Park Historic District , certainly make the Subject Property subject to an extraordinary and exceptional situation.

B. Strict Application of the Zoning Regulations Would Result in a Practical Difficulty to the Applicant

In reviewing the standard for satisfying the practical difficulty prong of the three-part variance test, the D.C. Court of Appeals stated in Palmer v. D.C. Bd. of Zoning Adjustment, 287 A.2d 535, 542 (D.C. 1972) that, "[g]enerally it must be shown that compliance with the area restriction would be unnecessarily burdensome. [Footnote omitted.] The nature and extent of

the burden which will warrant an area variance is best left to the facts and circumstances of each particular case." In area variances, applicants are not required to show "undue hardship" but must satisfy only "the lower 'practical difficulty' standards." Tyler v. D.C. Bd. of Zoning Adjustment, 606 A.2d 1362, 1365 (D.C. 1992), citing Gilmartin v. D.C. Bd. of Zoning Adjustment, 579 A.2d 1164, 1170 (D.C. 1990). Finally, it is well settled that the BZA may consider "... a wide range of factors in determining whether there is an 'unnecessary burden' or 'practical difficulty' ....". Gilmartin, 579 A.2d at 1171, citing Barbour v. D.C. Bd. of Zoning Adjustment, 358 A. 2d 326, 327 (D.C. 1976). See also, Tyler v. D.C. Bd. of Zoning Adjustment, 606 A.2d 1362, 1367 (D.C. 1992). Thus, to demonstrate practical difficulty, the applicant must show that strict compliance with the regulations is burdensome, not impossible. The Applicant, as demonstrated below, meets this standard.

As previously discussed, the building on the Subject Property has been used for apartment use for approximately 80 years. The proposed interior renovations and modifications to the roof structure are necessary to provide amenities to potential residents that are common in newly constructed residential buildings in the District of Columbia. The most significant amenity that is created by the modifications to the existing roof structures is the introduction of residential recreation space on the roof. The building's current amount of residential recreation space does not satisfy the matter-of-right requirements for a newly constructed building in the C-2-A District.

The practical difficulty that exists in satisfying the roof structure requirements of the Zoning Regulations is that it is not possible to provide a one-to-one setback for the roof structure along the courtyard edge of the roof of this building. The existing elevator core of the building dictates where the elevator over-ride and equipment must be located. This fact prevents the proposed roof structure from satisfying the requirement of a one-to-one setback from all edges of

the roof. In all other aspects, the proposed roof structure satisfies the requirements of 11 DCMR §411. Importantly, the proposed roof structure is setback a considerable distance, far in excess of the one-to-one requirement, from the edge of the roof along the Connecticut Avenue and Porter Street frontages of the building. Moreover, the existing building is setback a considerable distance from the property line in the rear of the Subject Property as a result of the existing courtyard.

For these reasons, the Applicant believes that a practical difficulty exists in satisfying the requirement of the Zoning Regulations that the roof structure be setback a distance equal to its height from all edges of the roof of the building.

C. Relief Can Be Granted Without Substantial Detriment to the Public Good and Without Impairing the Intent, Purpose and Integrity of the Zone Plan

The requested variance can be granted without substantial detriment to the public and without substantially impairing the intent, purpose and integrity of the Zone Plan. Indeed, granting the requested variance relief advances numerous goals and policies of the District of Columbia Comprehensive Plan. One of the major policies of the Comprehensive Plan is the creation of additional housing opportunities in the District of Columbia. The Comprehensive Plan states:

> A central theme of the Housing Element [of the Comprehensive Plan] is that the District must stimulate a wider range of housing choices and strategies **through the preservation of sound older stock** and the production of new units . . . (emphasis added). (10 DCMR §300.2).

In regards to the protection and enhancement of historic properties, the Comprehensive Plan notes:

> Every effort should be made to provide for the continued, appropriate use of all historic properties. (10 DCMR §805.1).

The granting of this variance request is entirely consistent with these objectives of the Comprehensive Plan.

No adverse impact will occur to neighboring properties as the proposed roof structure will have virtually no additional impact on the amount of light and air that neighboring properties currently receive. As shown in the sight-line perspective included in Exhibit C as page P4, a pedestrian on the sidewalk across Porter Street will not be able to see the proposed roof structure. As noted in the HPRB Staff Report and Recommendation, attached as Exhibit H, the proposed roof structure "will be set back sufficiently and designed to not be obtrusive or detract from the building's historic appearance." In addition, the roof top recreation space is setback from the edges of the roof, as shown on the Penthouse Plan (A1.13) included in Exhibit C, so that there will be limited visual impact to the surrounding area of the use of roof top residential recreation space by residents of the building.

Moreover, the existing roof top area is unsightly and underutilized. As shown on the roof top context photos in Exhibit C (the last page), the existing roof top has two separate roof structures and numerous sky lights and exhaust vents scattered throughout the roof. The proposed roof structure will allow for the addition of significant residential recreation space for all residents of the building. The proposed roof structure has been designed to be an attractive and inviting addition to the building. This additional amenity will help maintain the economic vitality of the residential building on the Subject Property and will provide additional residents for the District of Columbia, as well as residents of the Cleveland Park neighborhood that will be patrons and customers of the neighborhood's commercial uses.

V.
Community Outreach

On September 23, 2002, the Applicant made a presentation to Advisory Neighborhood Commission (ANC) 3C regarding the historic preservation aspects of the renovation and modification of the building. ANC 3C was fully supportive of the historic preservation application. In regards to this application, a letter of support from John Welsh, the Single Member District Commissioner for the Subject Property, is attached as Exhibit E.

VI.
List of Witnesses Expected to Testify

The following witnesses are expected to testify at the public hearing on behalf of the Applicant:

1) Mark Kaufman, representative of the Applicant; and

2) Ralph Cunningham or Chris Morrison, representative of the architect.

VII.
Exhibits in Support of the Application

Exhibit A: Portion of the Sanborn plat showing the Subject Property outlined in red.

Exhibit B: Portion of the Zoning Map showing the Subject Property outlined in red.

Exhibit C: Elevations and plans of the proposed modifications and improvements to the building, including photographs and a site line study.

Exhibit D: Photographs of the existing building and the surrounding area.

Exhibit E: Letter of support from the ANC 3C Single Member District Commissioner for the Subject Property, John Welsh.

Exhibit F: Outline of Testimony of Mark Kaufman, President of The Monterrey Cooperative, Inc.

Exhibit G: Outline of Testimony of Ralph Cunningham or Chris Morrison, Architect; Cunningham + Quill Architects.

Exhibit H: Historic Preservation Review Board Staff Report and Recommendation.

VIII.

Conclusion

For all of the above reasons, the Applicant is entitled to the requested variance relief in this case.

Respectfully submitted,

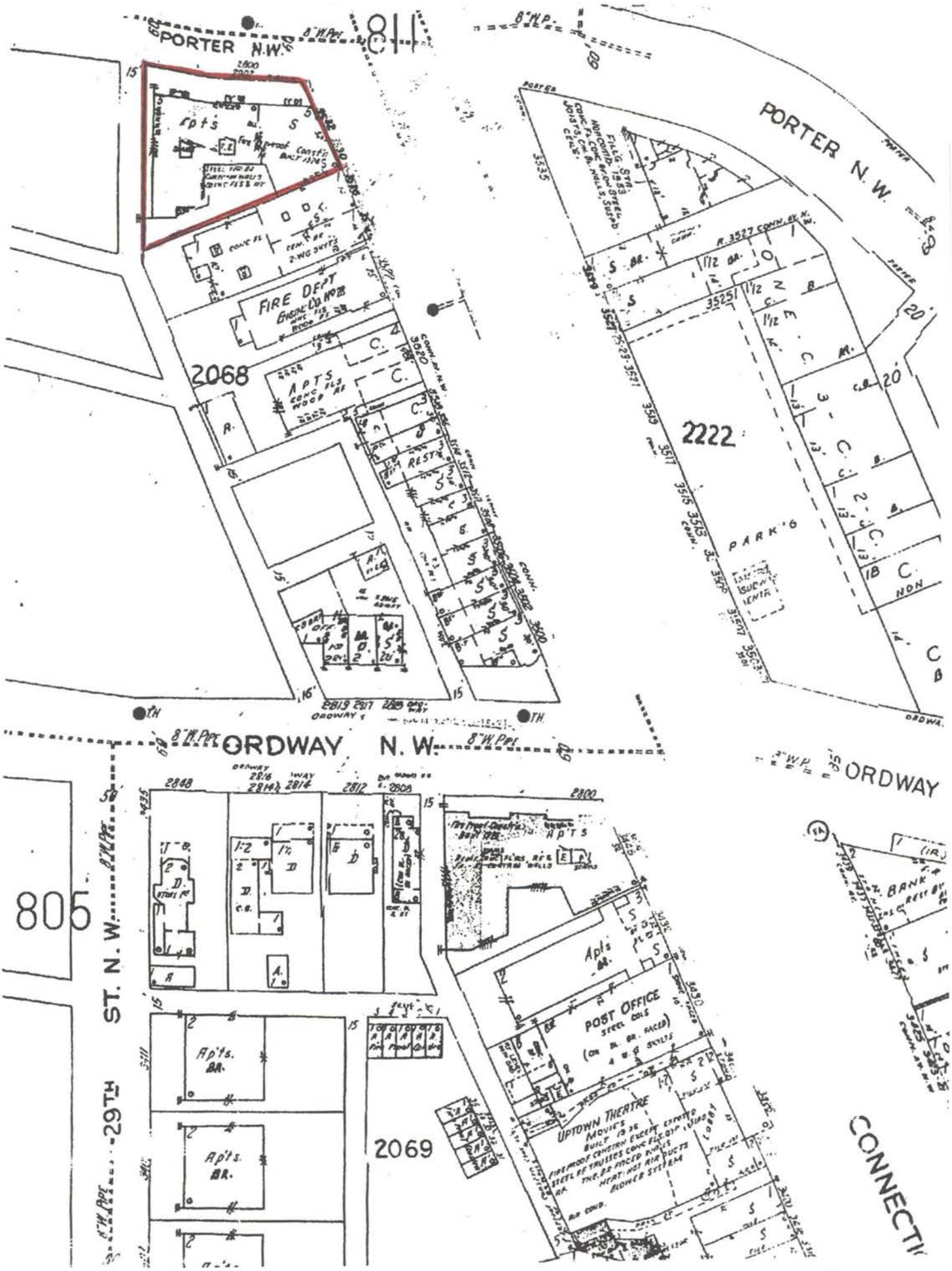
SHAW PITTMAN

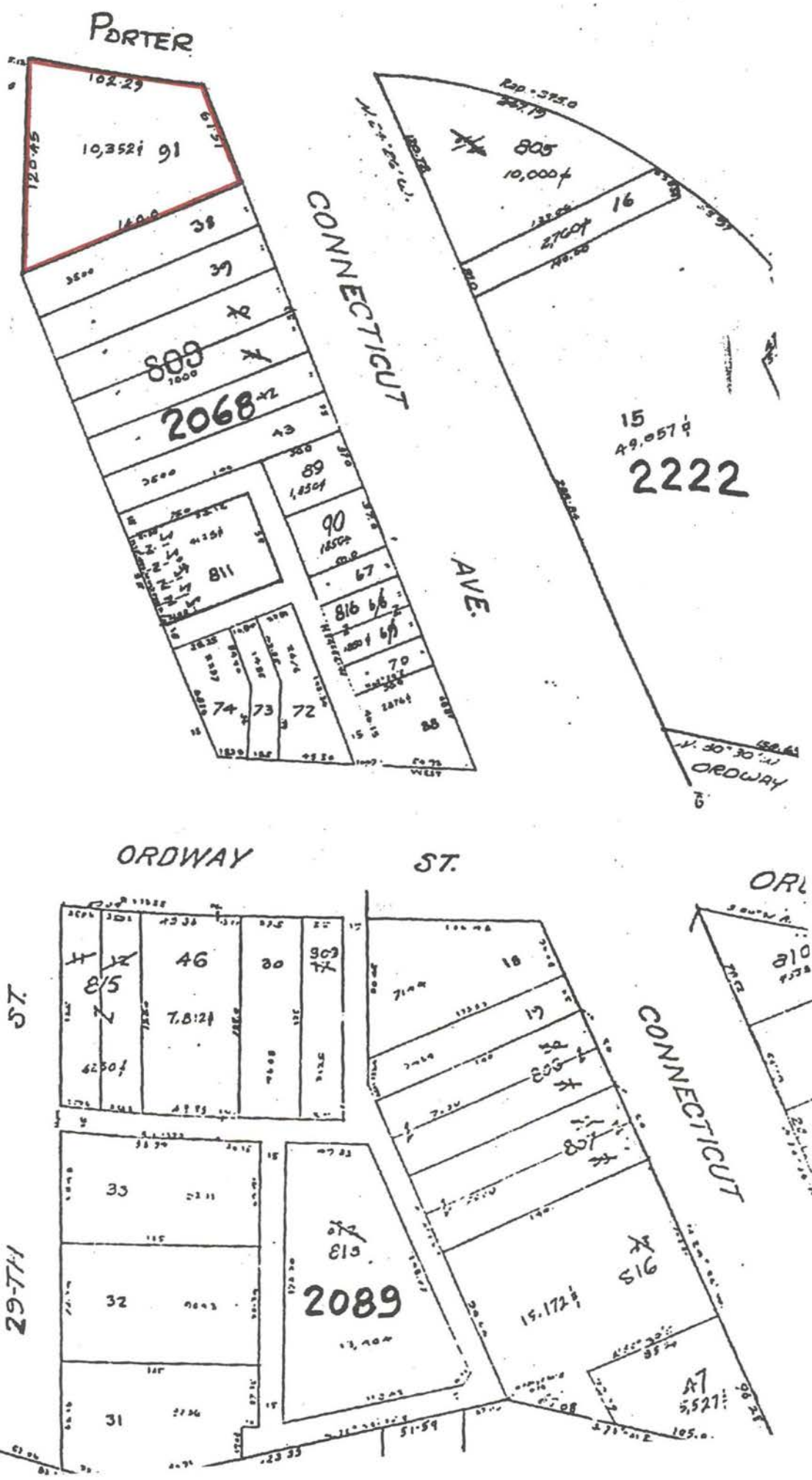
By: _____
John T. Epting

By: _____
Paul A. Tummonds, Jr.

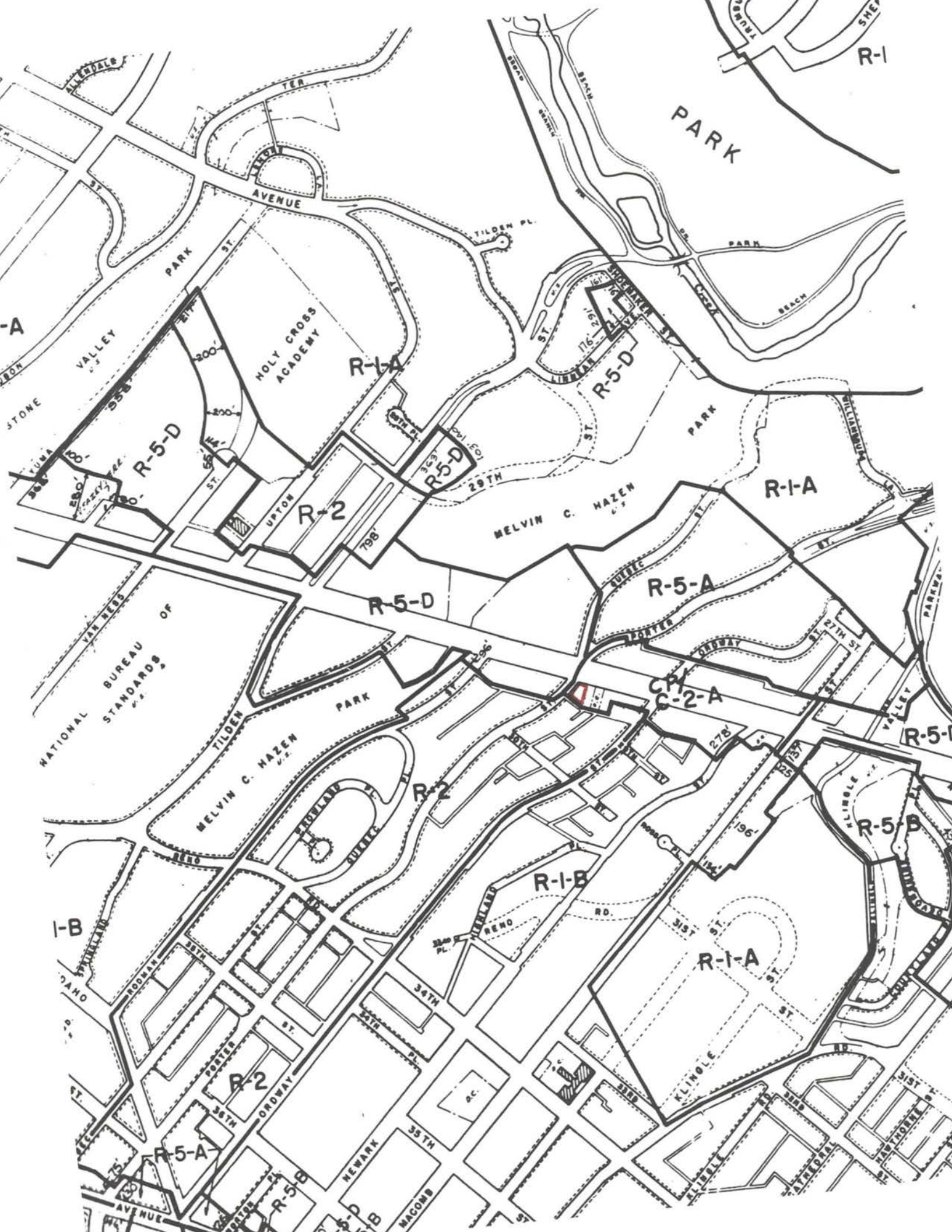
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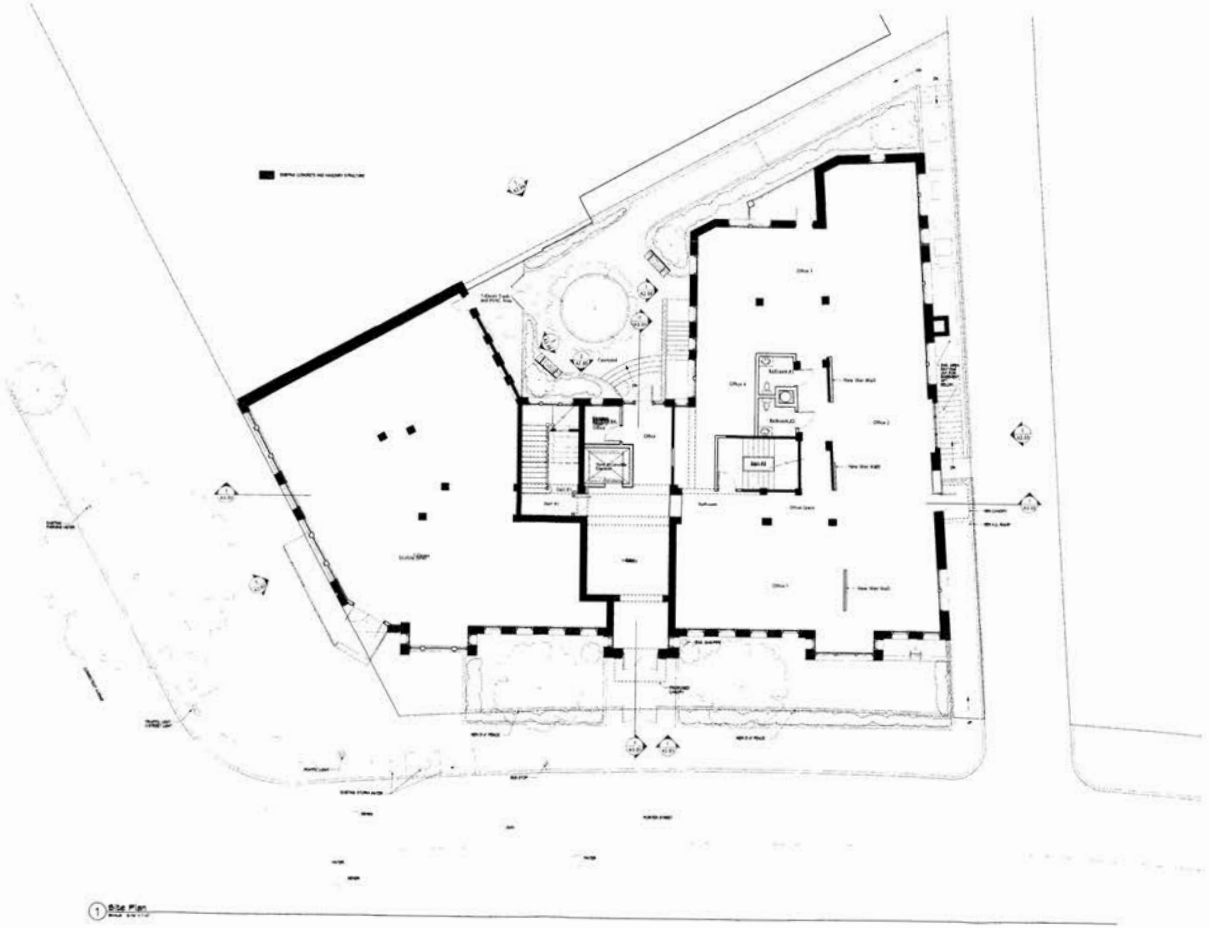

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PORTER N. W.
FIRE DEPT
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APTS
REST'N
2222
PARK'G
ORDWAY N. W.
ORDWAY
805
ST. N. W.
29TH
2069
Apt's
BR.
POST OFFICE
STEEL COLS
UPTOWN THEATRE
MOVIES
CONNECTI


PORTER
CONNECTICUT AVE.
ORDWAY
ORDWAY ST.
29-TH ST.
CONNECTICUT
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2222
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PARK
R-1
R-1-A
R-5-D
R-2
R-5-A
C-2-A
R-1-B
R-5-B
HOLY CROSS ACADEMY
MELVIN C. HAZEN
NATIONAL BUREAU OF STANDARDS
VALLEY
PARK ST.
TILDEN PL.
UPTON
29TH
27TH ST.
PORTER
ODOWAY
RODMAN
RENO
KLINOLE
NEWARK
35TH
34TH
31ST ST.
MACOMB
798'
278'
196'

C



1 Site Plan

CUNNINGHAM + QUILL ARCHITECTS PLLC

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 310
Washington, DC 20007
Phone: (703) 337-8090
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Mechanical Electrical Consult
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Phone: (703) 553-7243
Fax: (703) 330-2294

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Issued / Revisions

05-10-02	PRE-submittal Review Set
05-22-02	HPRB Submission
06-10-02	BZA Submission
06-18-02	ZC Review

The Monterey

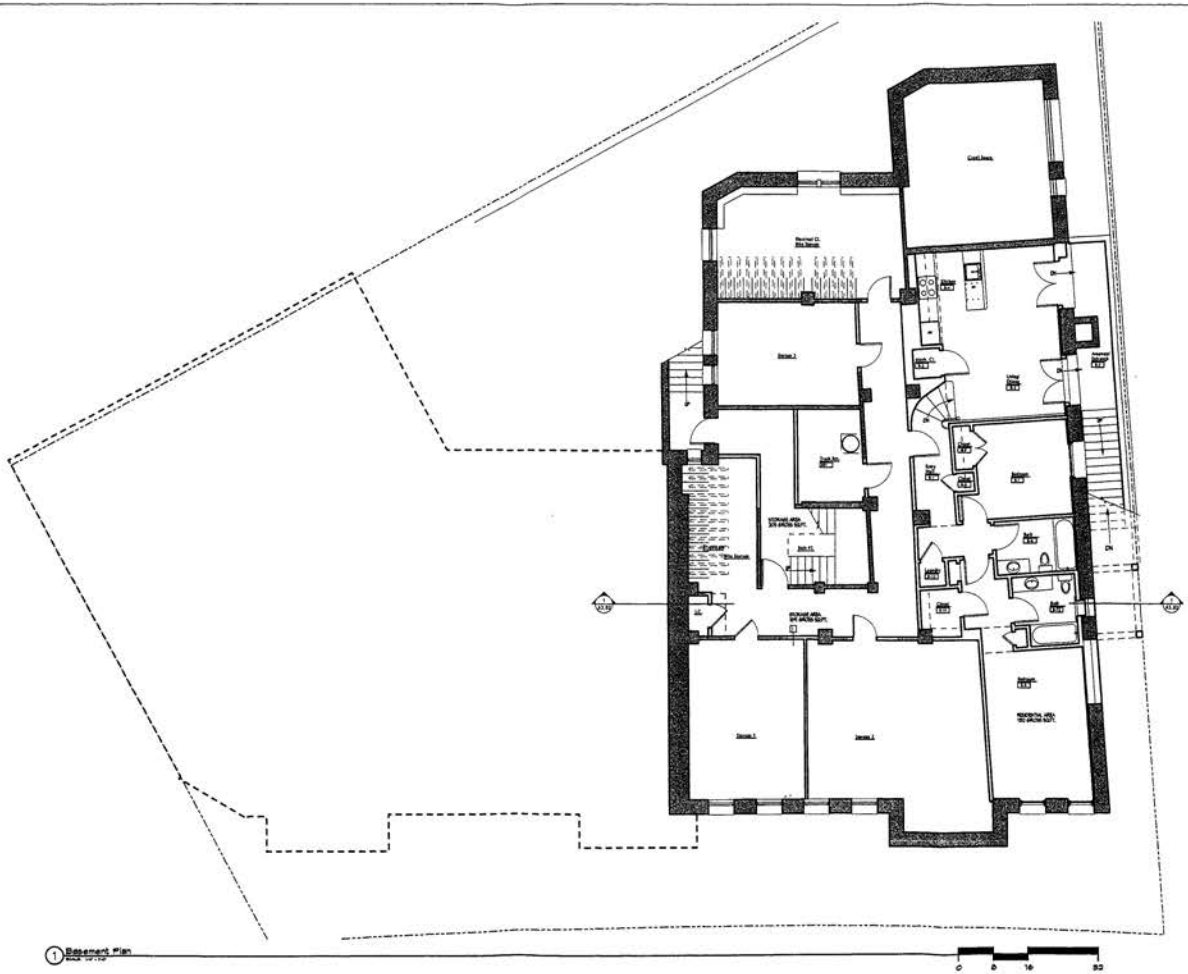
2901 Porter Street, NW
Washington, DC
20008

CQA #20215

Site Plan

04-10-02

A1.01



1 Basement Plan

0 8 16 32

CUNNINGHAME + QUILT ARCHITECTS PLLC

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05/15/05	PRELIMINARY DESIGN REVIEW
09/26/05	HPRB SUBMISSION
01/16/06	BZA APPLICATION SUBMISSION

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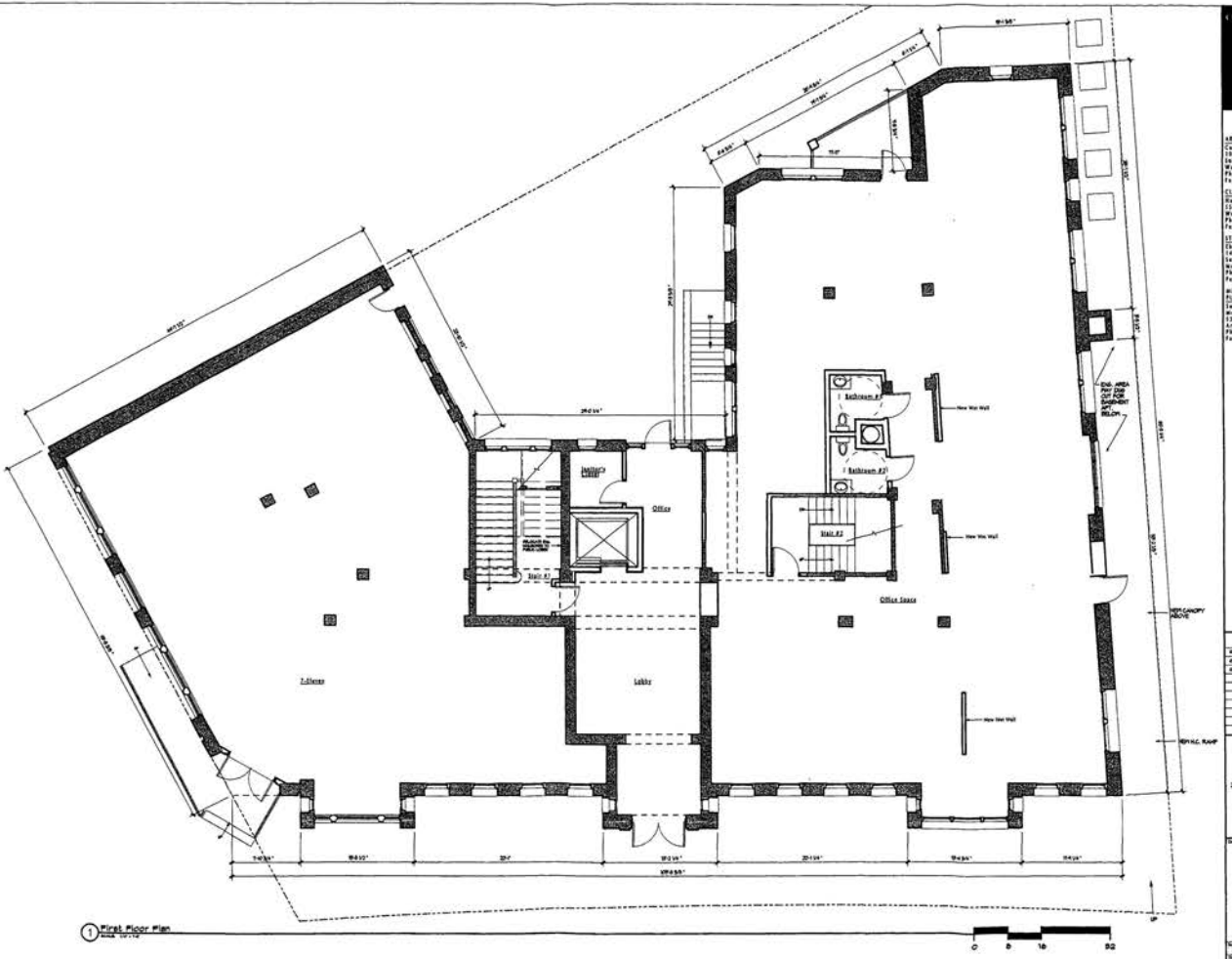
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Washington, DC
20008

CQA #20213

Basement Plan

Scale: 1/8"=1'-0" Drawn by: BH, PS
Date: 01/16/06 Checked by:

A1.10



1 First Floor Plan

0 5 16 32

ARCHITECT:
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05/15/02	PRELIMINARY DESIGN REVIEW
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01/15/03	BZA APPLICATION SUBMISSION

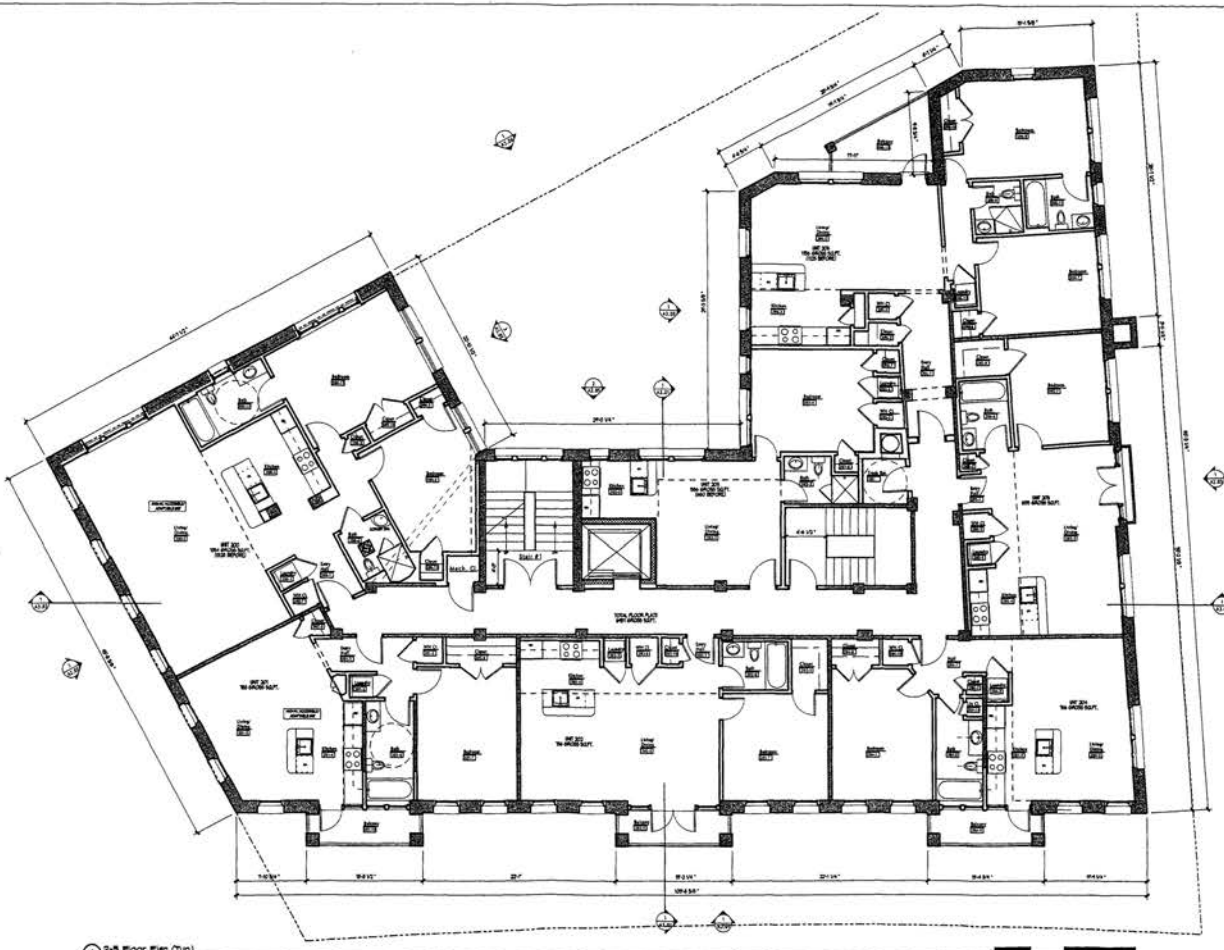
The Monterey

2902 Porter Street, NW
Washington, DC
20008

CQA #20215

1st Floor Plan

A1.11



1 2-5 Floor Plan (Typ)

0 8 16 32

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04/16/05	PRELIMINARY DESIGN REVIEW
09/30/05	HPRB SUBMISSION
01/18/06	BZA APPLICATION SUBMISSION

The Monterey

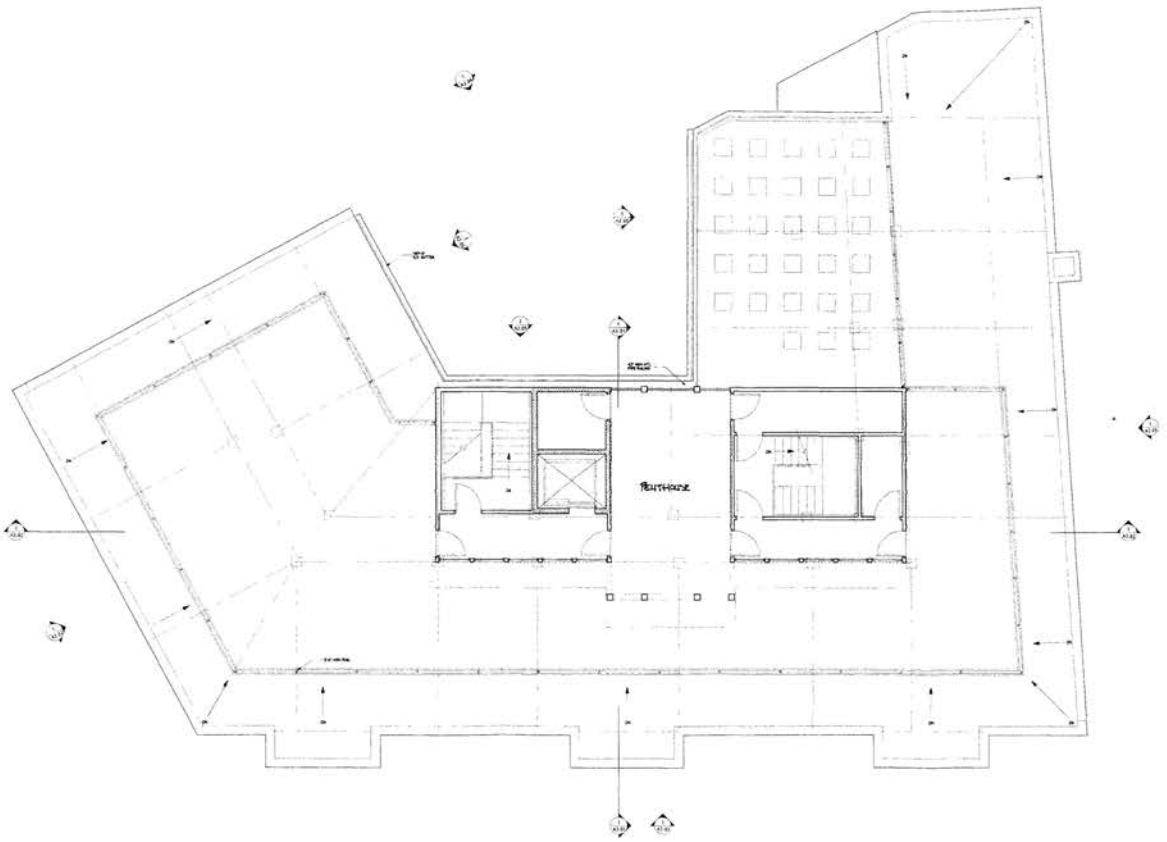
2902 Porter Street, NW
Washington, DC
20008

CQA #20215

2nd-5th Floor Plan (Typ)

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Date: 01/18/06
Checked By:

A1.12



1 Penthouse Plan

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Fax: (703) 533-5394

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The Monterey

2901 Porter Street, NW
Washington, DC
20008

CQN #20215

Penthouse Plan

A1.13



1 East Elevation

Not For Construction

The Monterey

2902 Porter Street, NW
Washington, DC
20008

East Elevation

A2.02



1 North Elevation

CUNNINGHAM + QUILL ARCHITECTS PLLC

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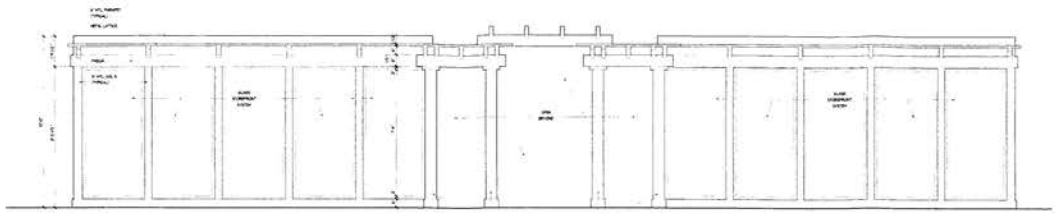
The Monterey

1901 Porter Street, NW
Washington, DC
20008

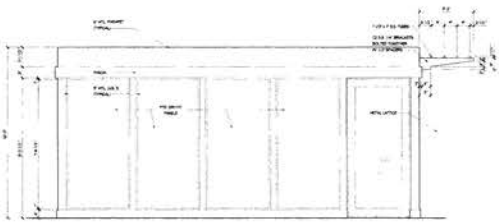
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North Elevation

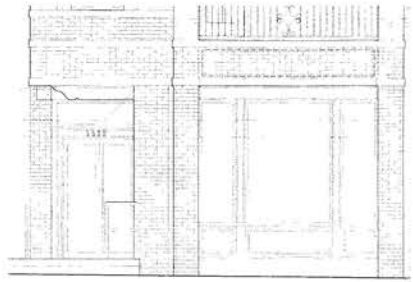
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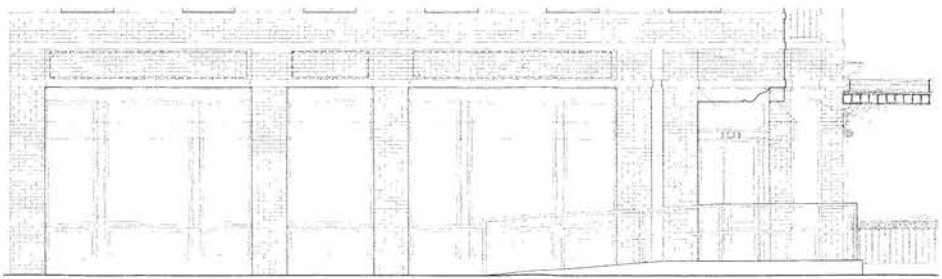
5 Penthouse-Connecticut Avenue Elevation



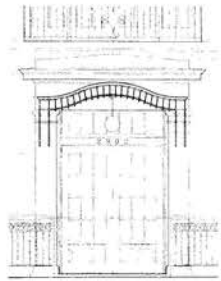
4 Penthouse-Connecticut Avenue Elevation



3 Storefront-Porter Street Elevation



2 Storefront-Connecticut Avenue Elevation



1 Canopy-Porter Street Elevation

CUNNINGHAM + QUILL ARCHITECTS

ARCHITECT:
Cunningham + Quill Architects
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McLean, VA 22101-3811
Phone: (703) 827-1622
Fax: (703) 556-2291

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Issues Revisions

The Monterey

2902 Porter Street, NW
Washington, DC
20008

COA #20215

Penthouse, Canopy and Storefront Elevations

A2.06



VIEW ALONG CONNECTICUT AVENUE
LOOKING SOUTH WEST



VIEW ALONG PORTER STREET
LOOKING SOUTH EAST



VIEW ALONG ALLEY FACADE



VIEW ALONG CONNECTICUT AVENUE
LOOKING NORTH - PROPOSED



VIEW ALONG CONNECTICUT AVENUE
LOOKING NORTH - EXISTING

CUNNINGHAM + QUILL ARCHITECTS PLLC

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The Monterey

Existing Building Photographs

P1



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Issues / Revisions

07/04/05	PRELIMINARY DESIGN REVIEW
07/18/05	PRELIMINARY DESIGN REVIEW
08/18/05	PRELIMINARY DESIGN REVIEW
09/26/05	OPEN SUBMISSION

The Monterey

2902 Porter Street, NW
Washington, DC
20008

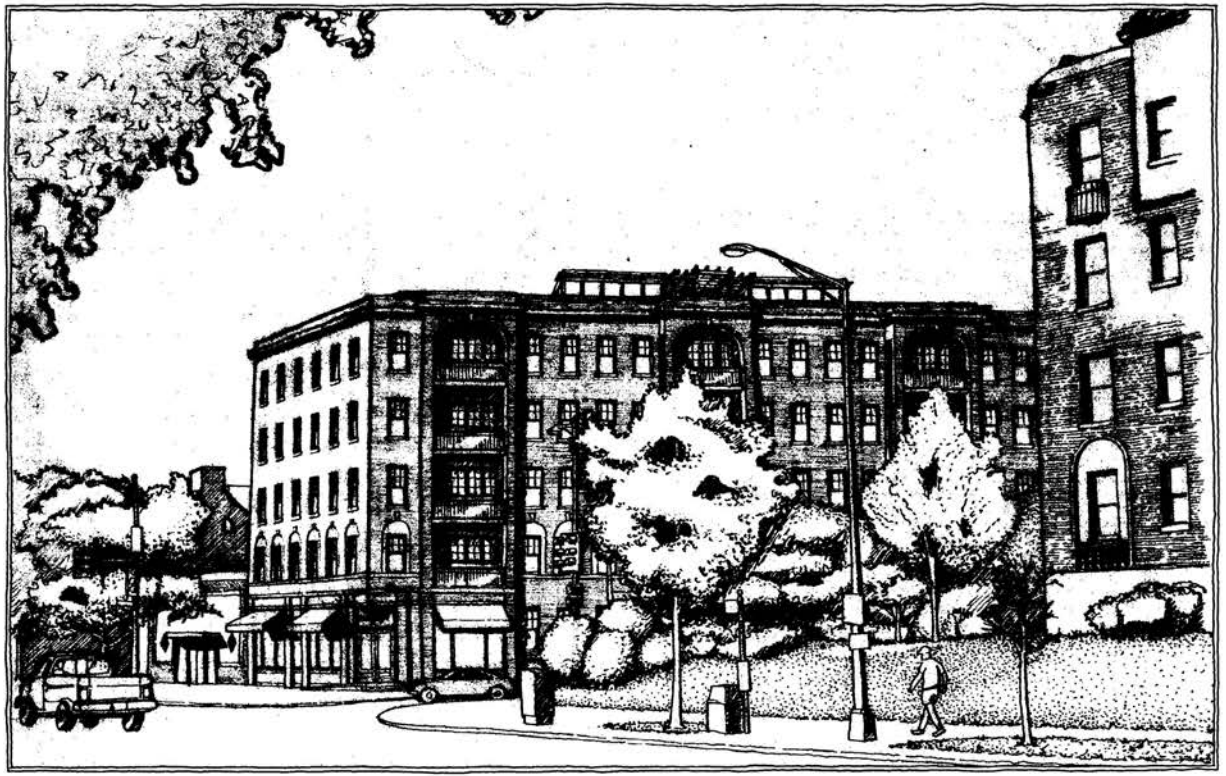
CQA #20015

Drawing Title

Perspective View

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Date: 09/26/05
Drawn By:
Checked By:

P2

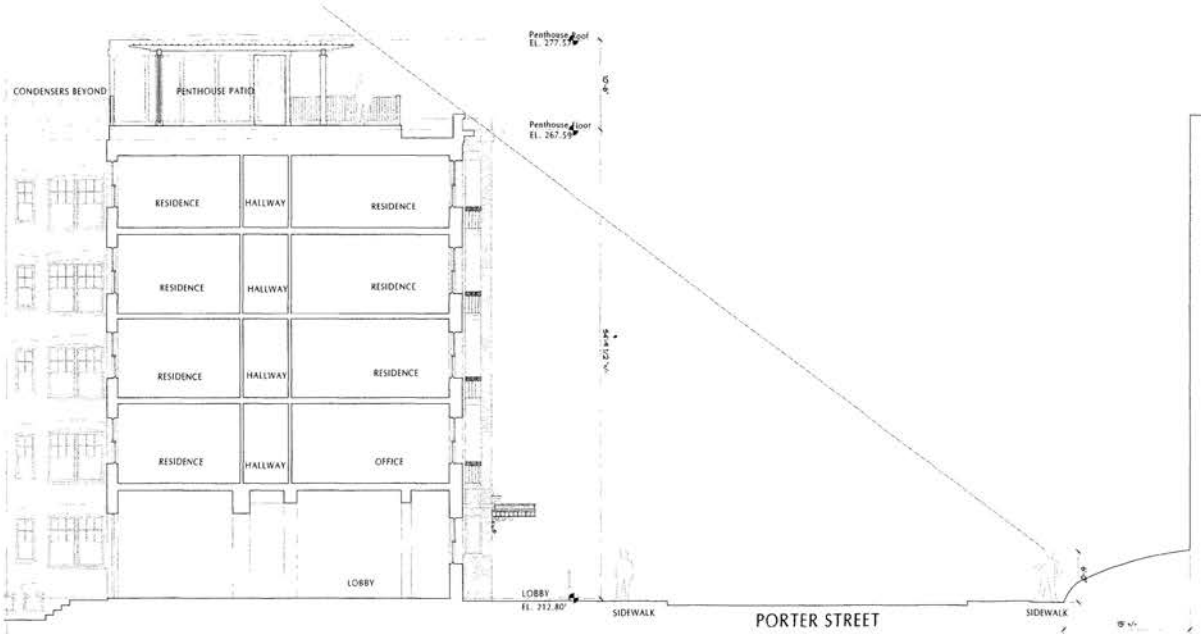


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The Monterey

Perspective View

P3



CUNNINGHAM + QUILL ARCHITECTS PLLC

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The Monterey

2502 Porter Street, NW
Washington, DC
20008

CQA #20215

Drawing Title:

Section
Thru
Porter St.

Scale: As noted
Drawn By: JM, PA
Date: 09.16.02
Checked By:

P4



View From Roof Looking East



View From Roof Looking North

CUNNINGHAM + QUILL ARCHITECTS

Not For Construction

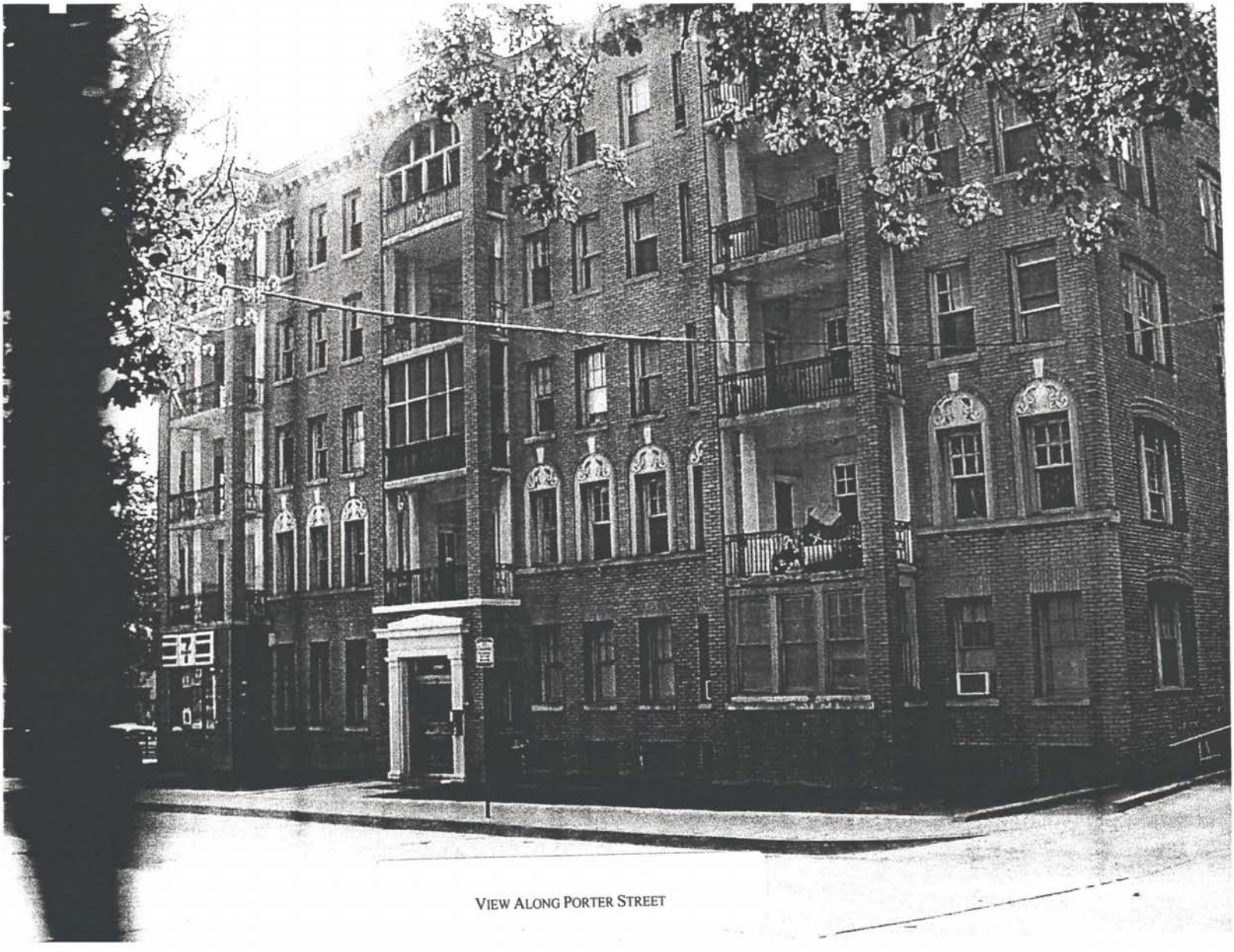
The Monterey Condominium

Roof Top Context Photos

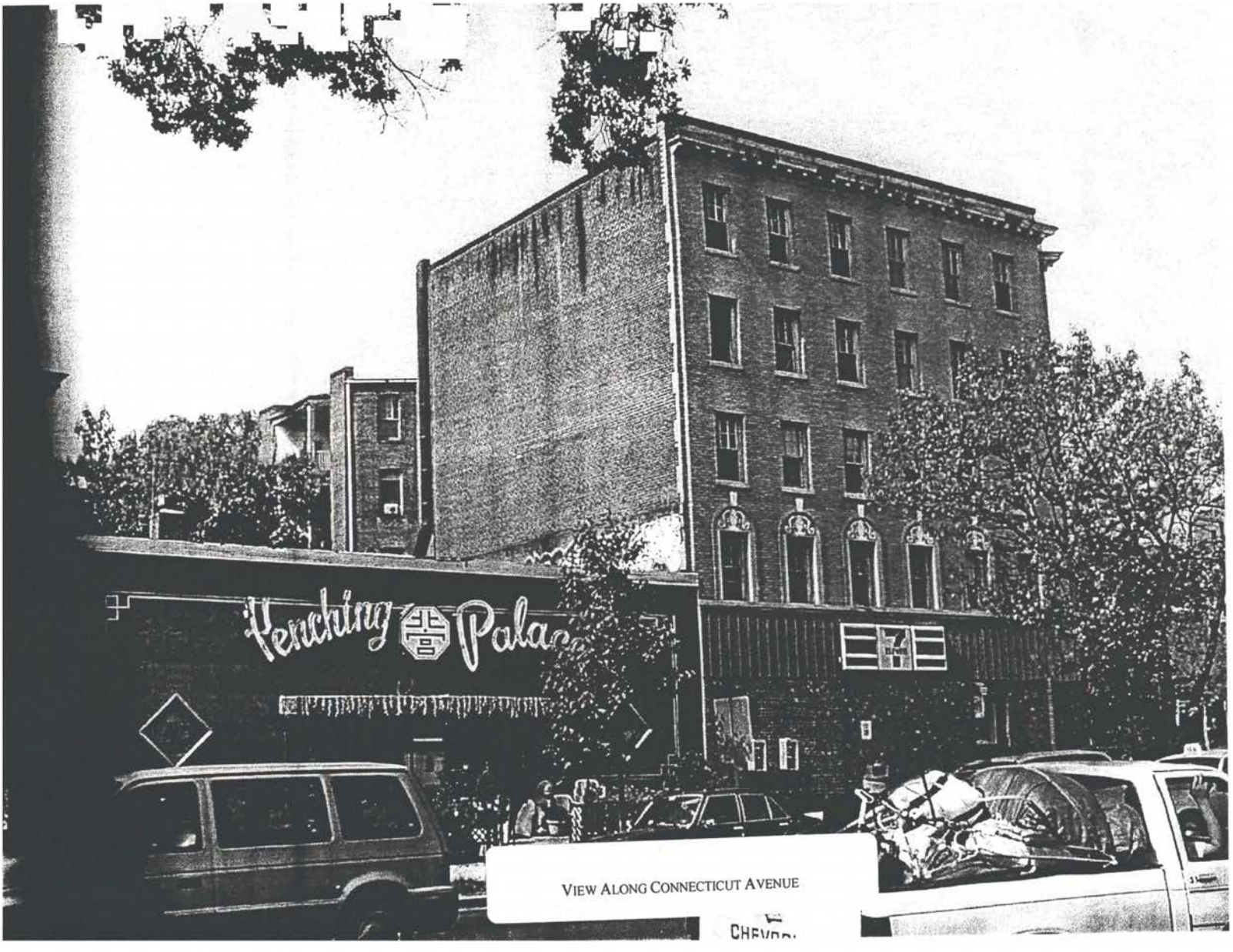




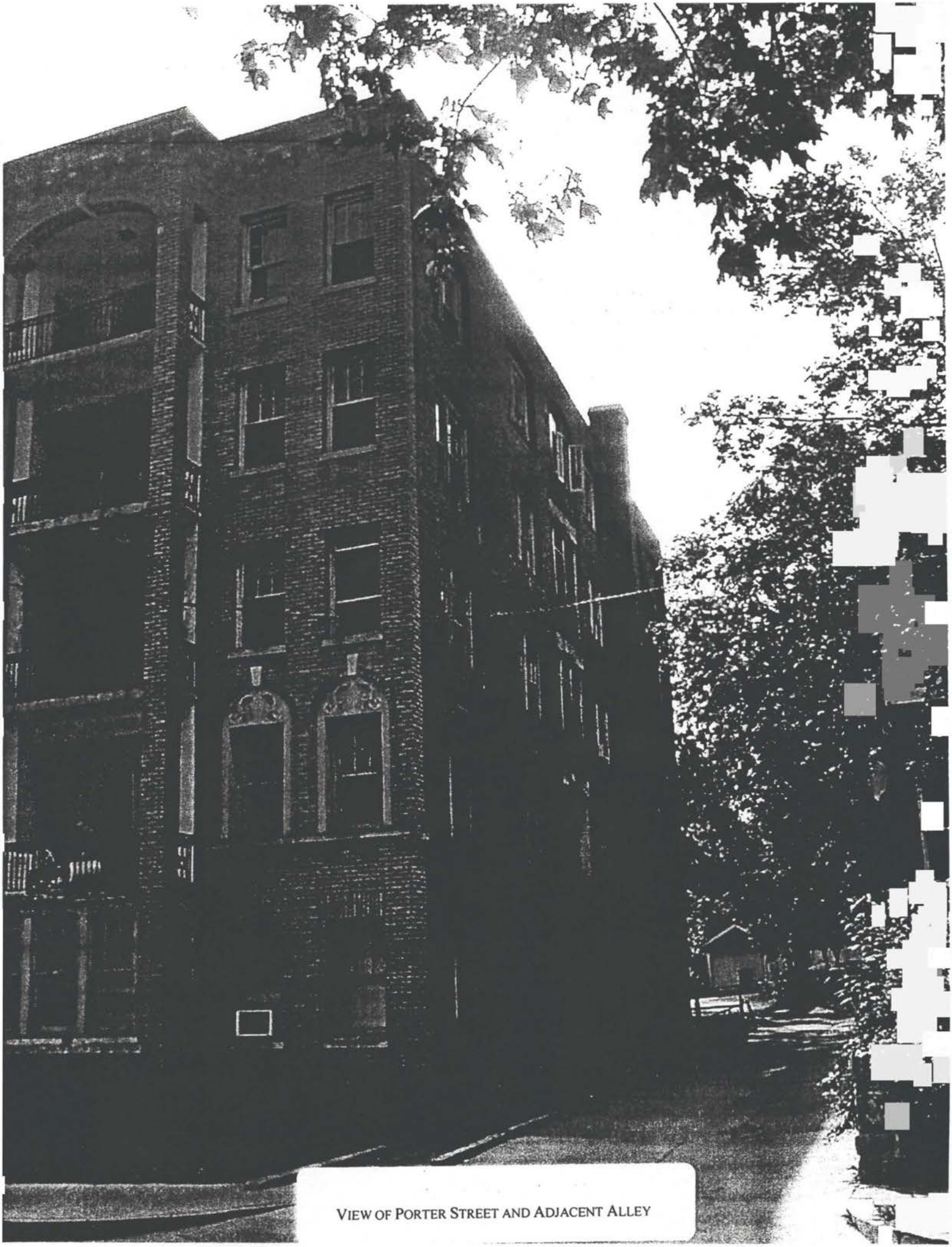
INTERSECTION OF CONNECTICUT & PORTER



VIEW ALONG PORTER STREET



VIEW ALONG CONNECTICUT AVENUE



VIEW OF PORTER STREET AND ADJACENT ALLEY



John M. Welsh
3027 Rodman Street N.W.
Washington, D.C. 20008

November 4, 2002

Mr. Christopher Morrison
Cunningham & Quill Architects
1054 31 Street N.W.
Washington, D.C.

Via Mail and Email

Re: The Monterey—3002 Porter Street N.W.

Dear Mr. Morrison:

I am writing as the Single Member District (05) representative from ANC 3C to support your client's initiative to substantially renovate The Monterey. At our ANC meeting on September 23, the Commission voted in favor of the proposed design enhancements for purposes of gaining support from the Historic Preservation Review Board.

While our resolution supports HPRB approval, it did not speak specifically to the issue of a height variance for work to be performed to augment fire egress and to improve existing structures on the roof. Nonetheless, the Commission did review the facade treatment and elevations, including that for the roof. I found the concept plans attractive and a vast improvement from the existing structure.

Therefore, I, as Commissioner from ANC 3C-05, offer my support for your request to the BZA for a height variance. If you need something more from me, or from the full ANC at a subsequent meeting, please do not hesitate to contact me during office hours on 703.486.0626 x13. I look forward to your firm's renovation of this tired property into a renewed neighborhood asset.

Sincerely,

John M. Welsh
Commissioner, ANC 3C-05

cc: Nancy MacWood, Chair, ANC 3C

C:\MyDocs\J's\anc\monterey-1.doc

F

OUTLINE OF TESTIMONY OF
MARK KAUFMAN, PRESIDENT
THE MONTERREY COOPERATIVE, INC.

I. INTRODUCTION

A. Mark Kaufman; Representative of the Applicant

B. Discussion of Purchase of Property

II. NEED FOR THE PROPOSED PROJECT

A. Current State of the Property

B. Goals for the Property

C. Use of the Property following the Proposed Renovations and Modifications

III. COMMUNITY OUTREACH

A. Meeting with ANC 3C and Community Groups

B. Conceptual Design Approval from the Historic Preservation Review Board

IV. CONCLUSION



OUTLINE OF TESTIMONY OF REPRESENTATIVE OF THE ARCHITECT CUNNINGHAM + QUILL ARCHITECTS

I. INTRODUCTION

A. Representative of the Architect, Cunningham + Quill Architects

B. Experience in the District of Columbia

II. PROPERTY AND SURROUNDING AREA

A. 2902 Porter Street, NW

B. Description of the Surrounding Cleveland Park Neighborhood

III. PROPOSED PROJECT

A. Current Deficiencies of Building

B. Recreation of Original Storefront along Connecticut Avenue and Façade Renovation

C. Upgrade of Interior, Modifications of the Roof Structures and Establishment of Residential Recreation Space on the Roof

D. Minimal Visual Impact of Modified Roof Structures and Roof Top Residential Recreation Space

IV. SATISFACTION OF AREA VARIANCE STANDARDS

A. Exceptional or Extraordinary Situation or Condition

B. Practical Difficulty of Satisfying the Strict Application of the Zoning Regulations

C. Granting the Variance Will Not Cause Substantial Detriment to the Public Good or Substantially Impair the Intent, Purpose or Integrity of the Zone Plan

V. CONCLUSION

H

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**2902 Porter Street, NW**		Agenda
Landmark/District:	**Cleveland Park Historic District**	**X**	Consent Calendar
		X	Concept Review
Meeting Date:	**September 26, 2002**	**X**	Alteration
H.P.A. Number:	**02-568**		New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

The applicant, Cunningham & Quill Architects, seeks conceptual design review for alterations to the Monterey Apartments, a five-story apartment building constructed in 1922 at the corner of Porter and Connecticut Avenue. The alterations consist of in-kind window and door replacements, repointing and masonry repair, recreation of the original commercial storefront facing Connecticut Avenue, minor alterations to window and door openings on the rear and side elevations, construction of a roof structure for mechanical equipment and stairs, and construction of a roof deck. Construction of the roof enclosure will require approval from the Board of Zoning Adjustment.

The project has been developed in close coordination with staff, and is intended to restore and enhance the building's appearance. The recreation of the original storefront, based on a 1920s newspaper illustration of the building, will be a significant improvement both to the building and to the Cleveland Park shopping district. The roof top addition, while somewhat visible from the north along Connecticut Avenue, will be set back sufficiently and designed to not be obtrusive or detract from the building's historic appearance. The staff will work with the applicants to ensure that the roof deck and its railing will not be visible from any vantage point on the street.

The staff recommends that the Review Board approve the project in concept as consistent with the purposes of the preservation act, and delegate final approval to the staff.