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November 12, 2002

DENNIS R. HUGHES
202-419-2448

Internet Address: drhughes@hklaw.com

Hand Delivery

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D.C. OFFICE OF ZONING
2002 NOV 12 PM 2:21

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

Re: BZA Application No. 16953

Dear Members of the Board:

Enclosed please find an original and 20 copies of the Applicant's Statement in Support of the above-referenced application, scheduled for public hearing on November 26, 2002.

Please do not hesitate to contact us should you have any questions or require further information.

Very truly yours,
HOLLAND & KNIGHT LLP

Dennis Hughes w/20
Dennis R. Hughes

Enclosures
cc: Office of Planning
ANC 2B

WAS1 #919995 v2

BZA
Case No. 16953
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO.16953
EXHIBIT NO.22

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Application of the
German Marshall Fund
of the United States

BZA Application No. 16953
Public Hearing: November 26, 2002
ANC 2B

STATEMENT OF THE APPLICANT

I.
Nature Of Relief Sought

This is an application pursuant to 11 DCMR §3104.1 for a special exception under §508.1 for the construction of an addition to an existing building for office use in a DC/SP-1 zone, to serve the German Marshall Fund of the United States, a not-for-profit organization, at premises 1742 R Street, NW (Lot 150 in Square 155)(hereinafter the "Subject Property").

II.
Jurisdiction Of The Board

The Board has jurisdiction to grant the requested special exception relief pursuant to §3104.1 of the Zoning Regulations.

III.
Exhibits In Support Of The Application

Exhibit A: A portion of the Sanborn Atlas showing the Subject Property outlined in red.

Exhibit B: Zoning Certificate for the Subject Property issued by D.C. Office of Zoning.

Exhibit C: Surveyor's Plat of the Subject Property.

Exhibit D: Architectural Drawings.

Exhibit E: Certificates of Occupancy for 1742 R Street, NW (Square 155, Lot 150).

Exhibit F: Historic Preservation Review Board Staff Report and Recommendation, October 24, 2002.

Exhibit G: Outline of testimony of Representative of the German Marshall Fund of the United States, Applicant.

Exhibit H: Outline of testimony of Representative, OPX Architects.

Exhibit I: Outline of testimony of Steven E. Sher, Director of Zoning and Land Use Services, Holland & Knight LLP.

IV.
Background Of The Case

A. Description of the Subject Property

The Subject Property, Lot 150 in Square 155, is located at 1742 R Street, NW, at the intersection of New Hampshire Avenue, NW, and R Street, NW. R Street is a west-bound one-way street. A plat of the Subject Property is attached as Exhibit C. The Subject Property is located in the DC/SP-1 zone and is within the Dupont Circle Historic District.(Exhibit B).

The Subject Property, a narrow and deep lot with an unusually configured rear lot line, contains a lot area of approximately 1,620 square feet. The Subject Property is improved with a three-story building which contains approximately 2,608 square feet of gross floor area, with a resulting floor area ratio ("FAR") of 1.61. The existing

structure measures approximately 48 feet in height. The SP-1 zone permits a maximum density of 2.5 FAR and height of 65 feet.

Records of the District of Columbia indicate that the building, constructed circa 1890, was used as a rooming house in the 1940s and 1950s and has served as offices since as early as 1966.(Exhibit E). The building is currently occupied for office use.

B. Description of the Surrounding Area

The Subject Property is surrounded by a mix of office, foreign mission, residential and other institutional uses. A map of the Subject Property and surrounding properties is included as Exhibit A.

Immediately west and abutting the Subject Property, at 1744 R Street, NW, occupying the southeast corner of R Street and New Hampshire Avenue, is an early 1900s Renaissance Revival building containing the offices of the Applicant, the German Marshall Fund of the United States.

North of the Subject Property, at the northeast corner of R Street and New Hampshire Avenue, stands the Embassy of Grenada. Further north, along New Hampshire Avenue, are other foreign mission offices for Eritrea, Swaziland and Rwanda, foundation offices, an apartment house and a hotel. The American Institute for Cancer Research is located at the northwest corner of R and New Hampshire.

Additional foreign mission and office uses are located south of the Subject Property, along New Hampshire Avenue, including foreign mission offices for Nicaragua, Belarus and Georgia, along with law offices. The Subject Property is

bounded on the east by a number of rowhouse structures, currently utilized for residential and office uses.

C. Description of the Proposal

As stated above, the Applicant has its offices in the four-story building located immediately west of the Subject Property, at 1744 R Street, NW. The Applicant has purchased the Subject Property and proposes to expand its offices by connecting the buildings at 1742 R and 1744 R with interior wall penetrations and by the construction of an addition to the rear of 1742 R. The addition will provide egress stair and accessible access via elevator for both buildings, along with a small rooftop addition to 1742 R Street, NW, that is not visible from street views. Architectural drawings are attached at Exhibit D.

The rear addition to 1742 R will be utilized exclusively to provide an egress stair hall for the use of both 1742 R and 1744 R. This addition will be constructed of glass and has been designed in a manner to minimize removal of the original rear wall and to allow views through the addition to the existing rear of 1742 R. The addition will also allow for removal of the exterior fire stairs which are not original, attached to both 1742 R and 1744 R. The Applicant proposes to provide an elevator and lobby area on each floor of 1742 R, with direct access to the rear stair addition.

This circulation space accounts for approximately 85 percent of the net 832 square foot addition proposed by the Applicant. The remaining 15 percent is attributable to a proposed addition to the roof of 1742 R, which will be utilized for an office and will not be visible from street views since it is buffered by the building's

parapet/attic-story. Furthermore, there will be no change in permitted use as a result of the proposed addition. The building will maintain the same hours of operation and no increase in staff will occur as a result of this proposal.

With the rear and rooftop additions proposed, the proposed building density for 1742 R will total 2.13 FAR, below the 2.5 FAR allowed. The building at 1744 R, which is not a part of the present application and is discussed only to provide context for the Applicant's proposal, is a nonconforming building devoted to conforming uses in the SP-1 zone. Upon approval by the Board of the present application, the Applicant will pursue processing of a record lot subdivision in order to make the two buildings a single building for zoning purposes.

As both buildings are considered contributing buildings to the Dupont Circle Historic District, the proposed project also has been reviewed by the Historic Preservation Review Board ("HPRB"), which approved the conceptual design for the alteration, new construction and record lot subdivision at its October 24, 2002 public meeting.(Exhibit F). The Applicant's proposal also includes restoration work to the exterior of 1742 R and landscaping improvements both to the front and rear of the building.

V.
The Applicant Meets the Requirements for Special Exception Relief Under Section 508.1 of the Existing Zoning Regulations

Special exception relief is required from §508 of the Zoning Regulations, regarding office uses in the SP zones. As the Board is aware, a special exception use is a use pre-deemed compatible with other uses permitted within a particular zoning

classification provided that the specific regulatory requirements are met. In reviewing applications for a special exception, the Board's discretion is limited to determining whether the proposed exception satisfies the requirements set forth in the appropriate section. If the Applicant meets its burden, the Board must ordinarily grant the application. *First Baptist Church of Washington v. District of Columbia Board of Zoning Adjustment*, 432 A.2d 695 (1981); *Stewart v. District of Columbia Board of Zoning Adjustment*, 305 A.2d 516, 518 (1973). Through the exhibits, testimony and other evidence before the Board, the Applicant will establish that it complies with all applicable provisions under the Zoning Regulations.

Under §508.1 of the Zoning Regulations, "construction of a new office building or construction of an addition to a building for office use, or conversion of an existing building to office use, shall be permitted as a special exception in an SP district if approved by the Board of Zoning Adjustment under §3104, subject to the provisions of this section."(emphasis supplied.) As demonstrated below, the Applicant proposes to construct an addition to a building for office use that satisfies the conditions of both §3104.1 and §508.

A. Compliance with Section 3104.1

Under §3104.1, which sets forth the general provisions for special exception relief under the Zoning Regulations, the Board is authorized to grant those special exceptions which, in the judgment of the Board, will be in harmony with the general

purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property.

1. Harmony with the Zoning Regulations and Maps

The present application is in harmony with the Zoning Regulations and Maps. The Subject Property has been occupied as offices under valid certificates of occupancy since 1966.(Exhibit E).

The addition is minor in scale and will not increase the intensity of use of the building but only render it handicapped accessible and provide for stair egress for life safety purposes.

2. No Adverse Effect on Neighboring Property

The very small addition proposed for the existing building will not tend to adversely affect neighboring property. The Subject Property has a longstanding history of non-residential use, as does the immediate neighborhood, which contains a variety of foreign mission and office uses in addition to residential uses. There will be no increase in the hours of operation or number of employees at the Subject Property as a result of this proposal. Likewise, the proposed addition has been designed in a manner that is architecturally and historically sensitive to the Subject Building as well as neighboring properties. To that end, the project has been reviewed and approved by the HPRB.

B. Compliance with Section 508

The Application also satisfies the requirements for special exception relief set forth in §508 of the Zoning Regulations.

508.2 Each application shall be referred to the Office of Planning in accordance with the provisions of §500.6.

The Application has been referred to the Office of Planning. The Applicant met to discuss the present Application with staff of the Office of Planning on November 7, 2002.

508.3 The Use, Height, Bulk and Design Shall be in Harmony with Existing Uses and Structures on Neighboring Property.

The Application is in complete harmony with the use, height, and design of existing neighboring uses and structures. As stated above, the height of the building including the proposed rooftop addition is 52 feet, whereas 65 feet is permitted in the SP-1 zone. In addition, the new construction will be buffered from view along the street by the existing parapet/attic-story. The use for the building proposed by the Applicant is consistent with its existing use and is contemplated by §508 of the Zoning Regulations.

Furthermore, owing to the Subject Property's location within the Dupont Circle Historic District, the HPRB reviewed the Applicant's proposed addition for its design's consistency with the District of Columbia Historic Landmark and Historic District Protection Act of 1978, DC Law 2-144 (the "Preservation Law"). At its

regularly scheduled monthly meeting of October 24, 2002, the HPRB approved the Applicant's proposal in concept as consistent with the Preservation Law. (See Exhibit F).

508.4 The Use Shall not Create Dangerous of Other Objectionable Traffic Conditions.

The Application will generate no increase in traffic. The purpose of the proposed addition simply is to provide elevator access and fire egress for the existing building. There will be no increase in intensity of use for the building over that which currently exists.

508.5 The Board may Require Special Treatment in the way of Design, Screening of Buildings, Accessory Uses, Signs and Other Facilities as It Shall Deem Necessary to Protect the Value of Neighboring Property.

The Applicant has exercised great care to insure that the proposed project is undertaken in a manner that is aesthetically and historically sensitive and that insures minimal impacts on surrounding properties. As stated above, there will be no visible increase in the building from a street perspective. Those changes to the building that will be evident to the public involve the restoration work proposed for the building by the Applicant. This scope of work includes removal of air conditioning units from the windows, masonry repointing and window and door repair, landscaping improvements, and removal of the fire escape stairs at the rear of the building. Likewise, the Applicant will continue to coordinate with the HPRB staff on certain design details, materials and finishes.

VI.
Witnesses

A. Representative of the Applicant, The German Marshall Fund of the United States.

B. Representative, OPX Architects, Project Architect.

VII.
Conclusion

For the reasons stated above, the requested relief meets the applicable standards of special exception relief under the Zoning Regulations. The Applicant therefore requests that the Board grant the application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

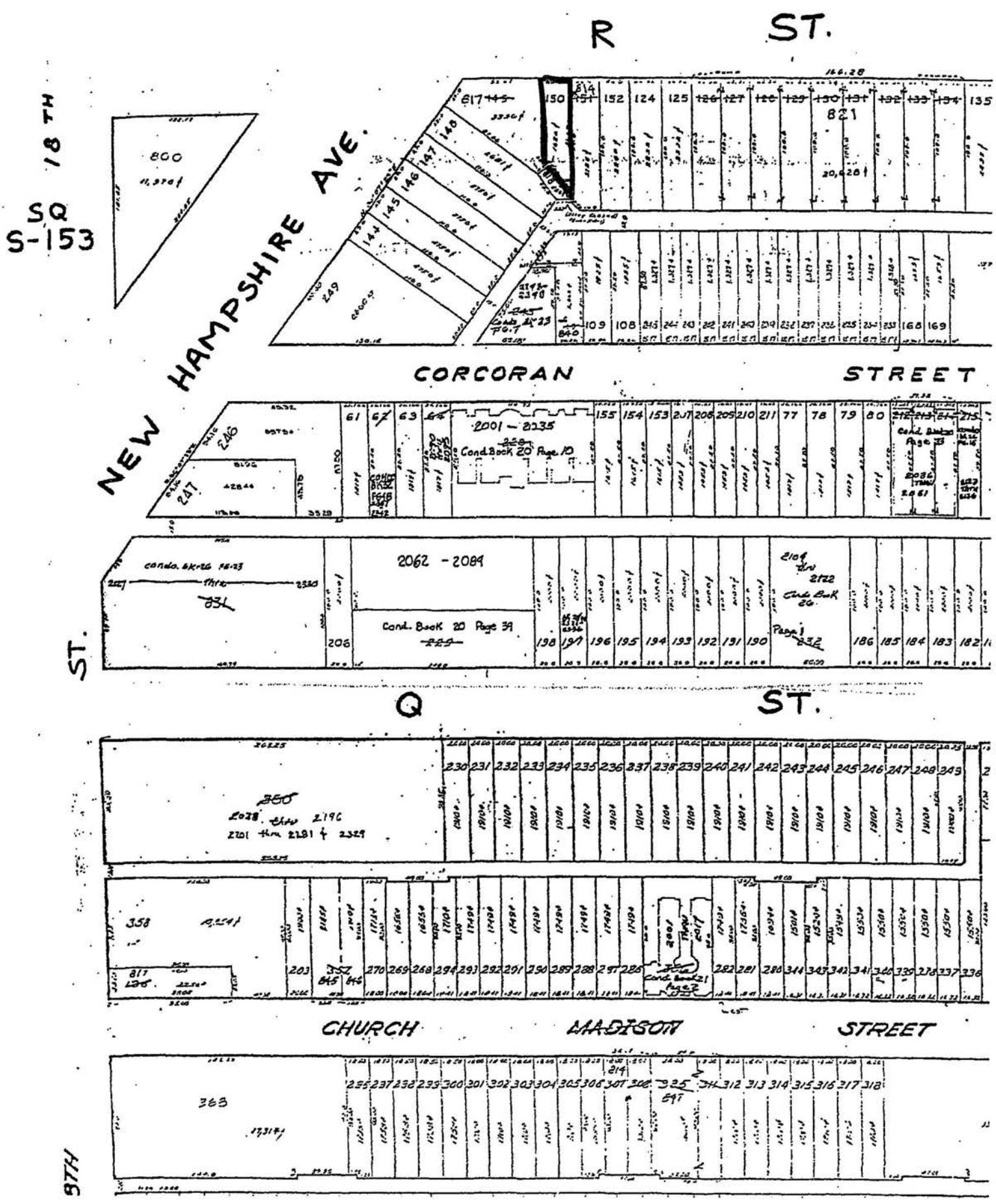
By _____
Whayne S. Quin

_____ WSQ
Dennis R. Hughes

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

November, 2002

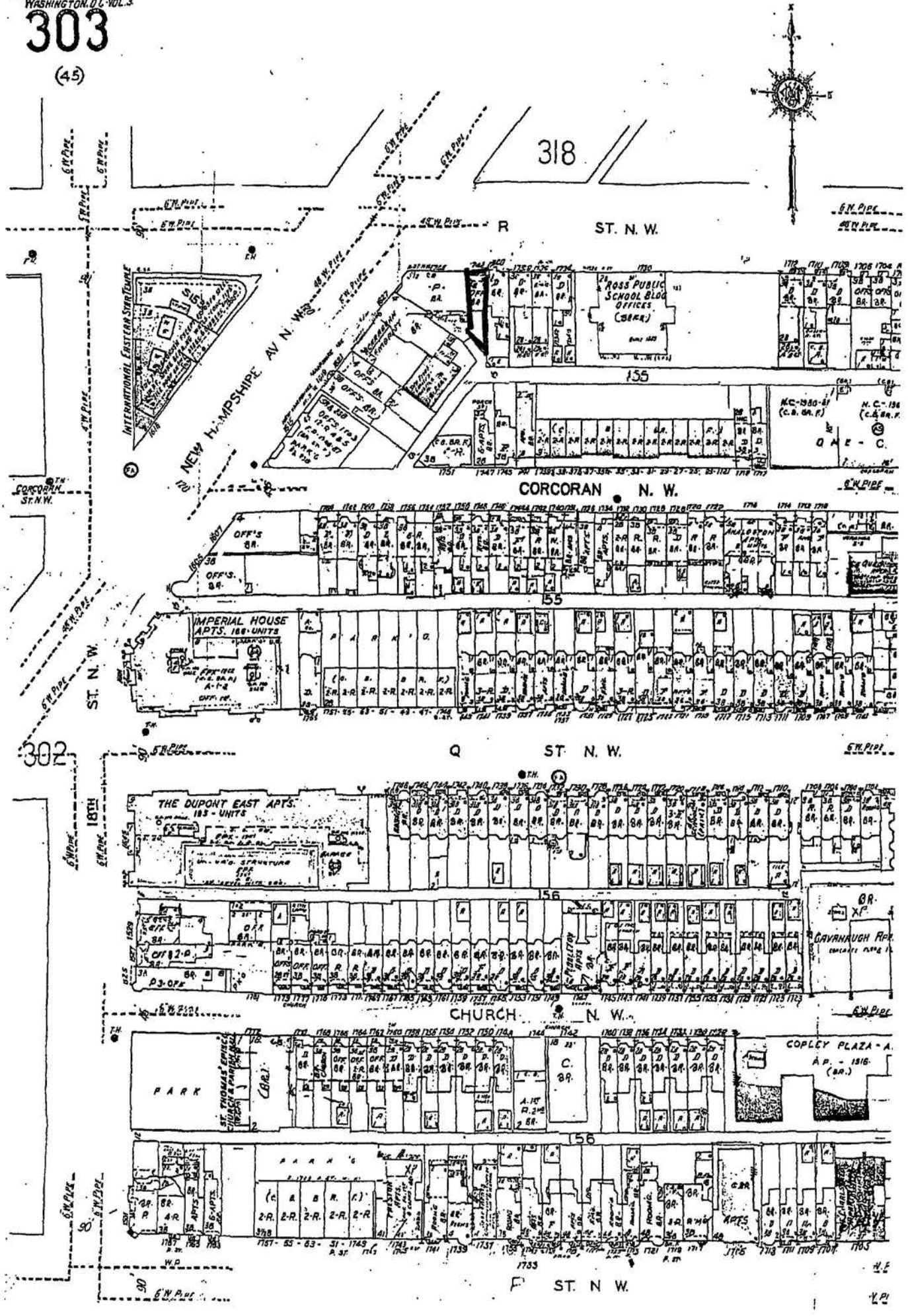



R ST.
18 TH
SQ
S-153
NEW HAMPSHIRE AVE.
CORCORAN STREET
Q ST.
CHURCH
MADISON
STREET
8TH

(384)
WASHINGTON, D.C. VOL. 3

303

(45)





Government of the District of Columbia

OFFICE OF ZONING

441 4TH STREET, N.W.
SUITE 210
WASHINGTON, D.C. 20001
(202) 727-6311

October 28, 2002

I certify and attest that the official records of the Zoning Commission for the District of Columbia indicate that Lot 150 in Square 155 is zoned DCOD/SP-1 as shown on the attached plat.

JERRILY R. KRESS, FAIA
Director
Office of Zoning

District of Columbia, ss:

Signed and sworn to before me this 30th day of October 2002.

BETTY J. WILLIAMS
Notary Public, D.C.

My Commission expires on February 14, 2006



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., October 15, 2002

Plat for Building Permit of SQUARE 155 LOT 150

Scale: 1 inch = 20 feet Recorded In Book 14 Page 18

Receipt No. 01225

Furnished to: HOLLAND & KNIGHT

Surveyor, D.C.

By: L.E.S.

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: 10-17-02

Freda Hobar

(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.

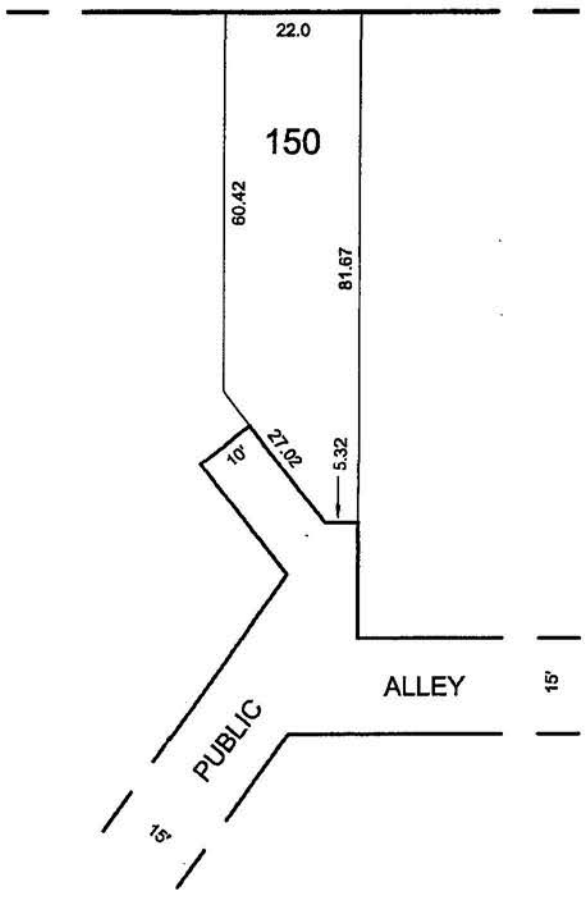
October 28, 2002

I certify and attest that the official records of the Zoning Commission for the District of Columbia indicate that Lot 150 in Square 155 is zoned DCOD/SP-1, as shown on this plat.

JERRILY R. KRESS, FAIA
Director
Office of Zoning

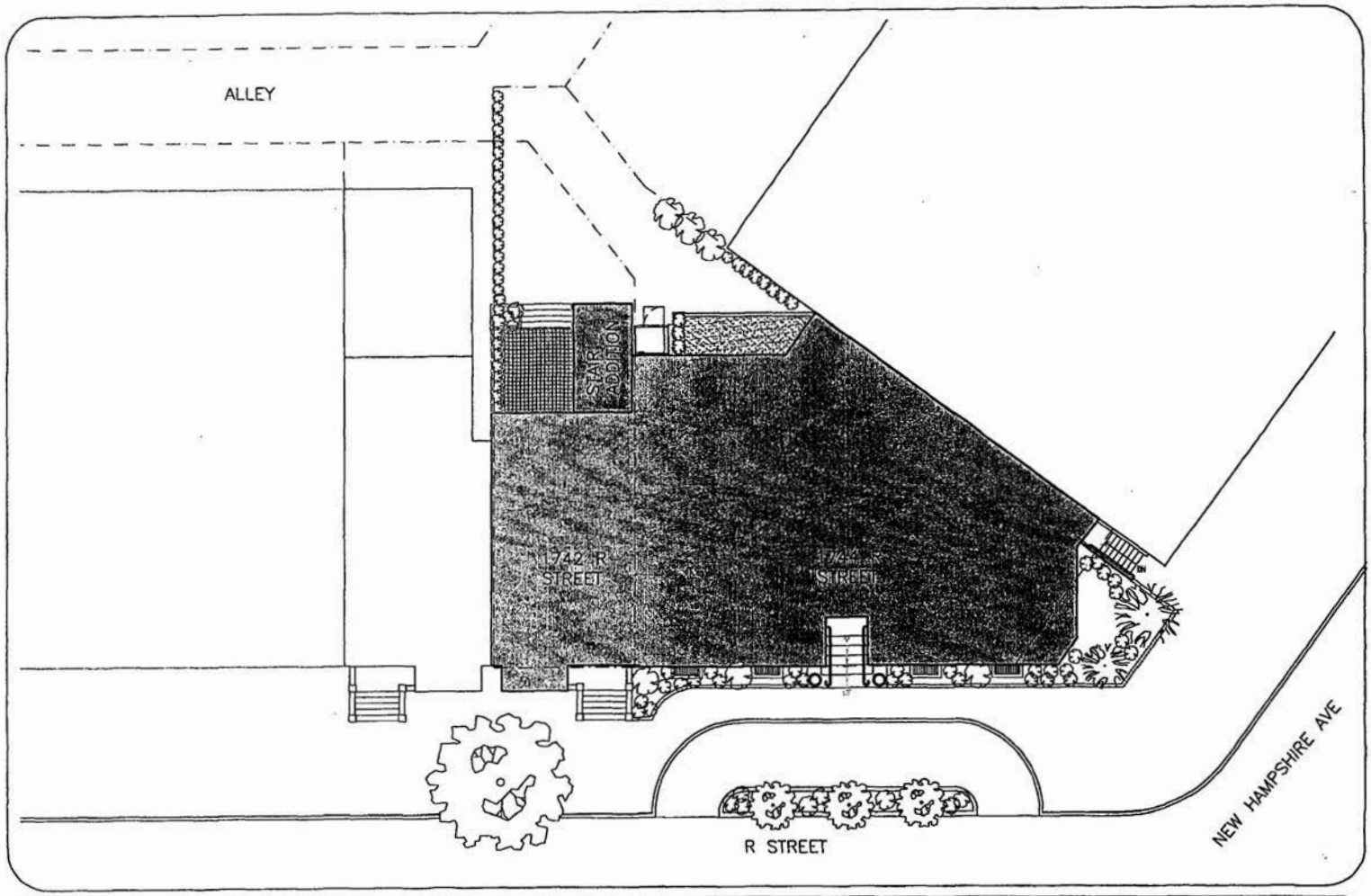
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R STREET



SO-01225(2002)





GERMAN MARSHALL FUND of the United States

1744 & 1742 R Street

architecture / interiors
21 Dupont Circle Washington DC 20036
tel 202.822.9797 / fax 202.785.0443

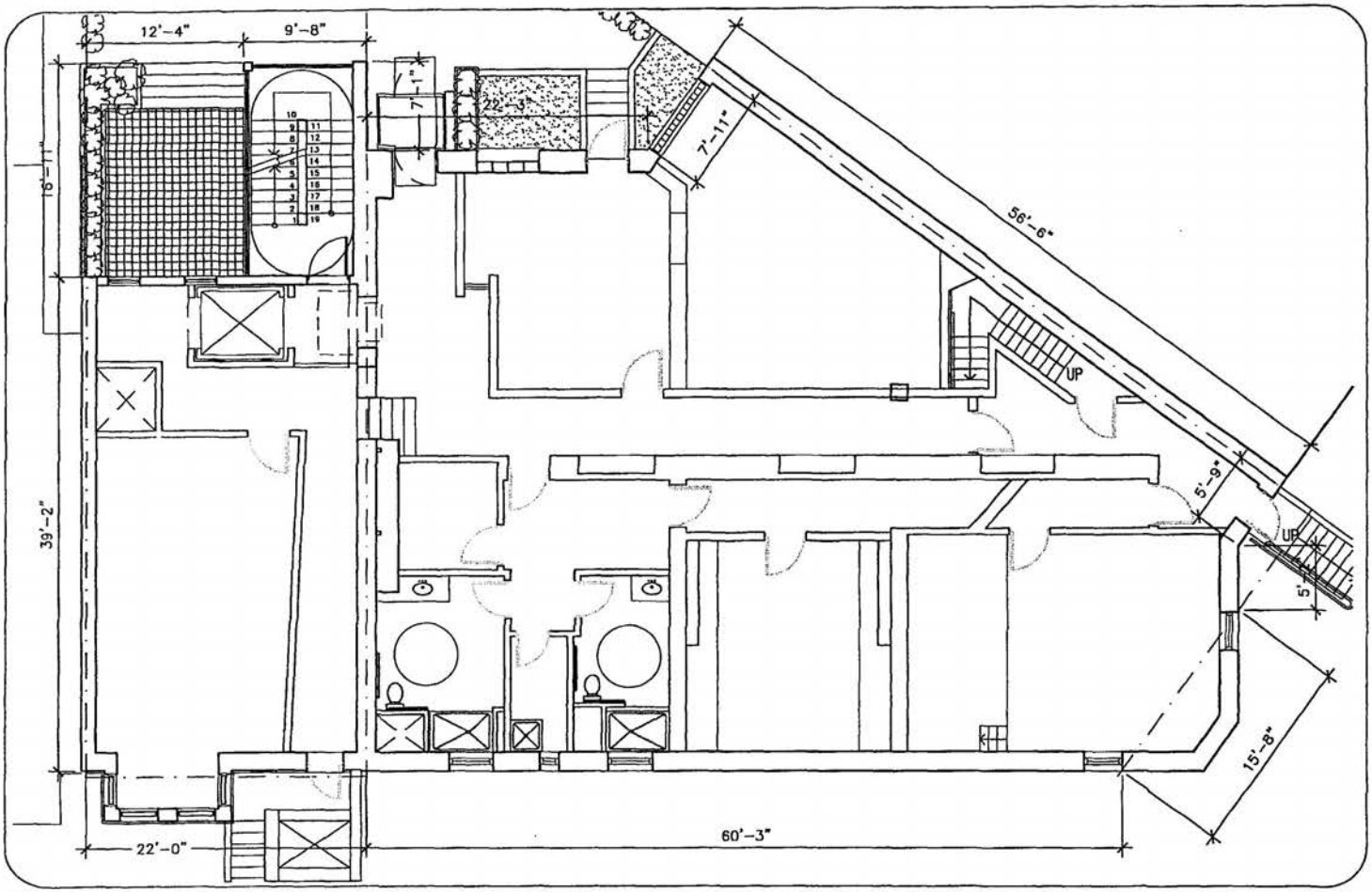
SITE PLAN

Scale: NTS

Date: 8.21.02

Drawing No. ASK

A-00



GERMAN MARSHALL FUND of the United States

1744 & 1742 R Street

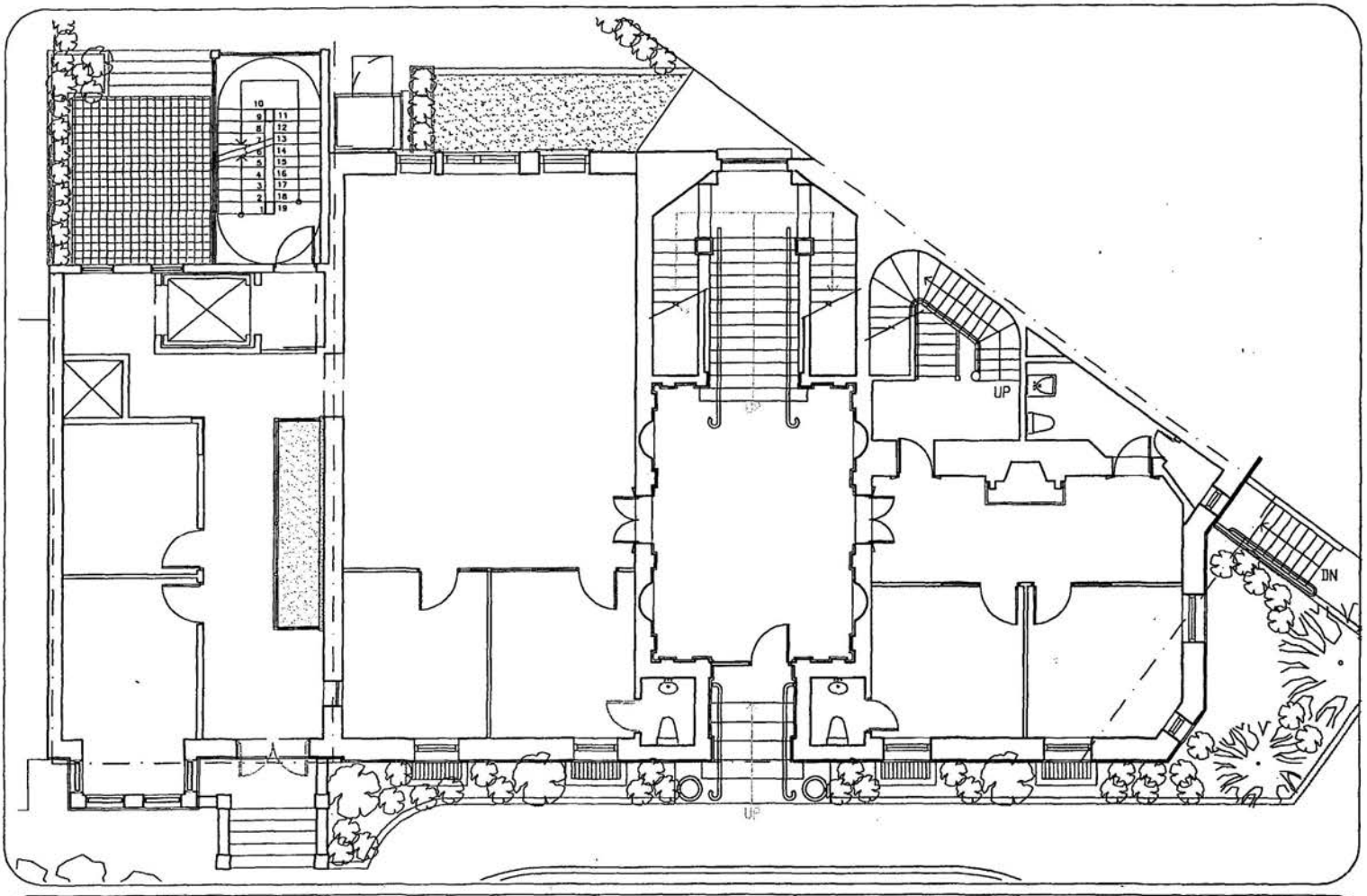
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LOWER LEVEL FLOOR PLAN

Scale: 3/32"=1'-0" Drawing No. ASK

Date: 8.22.02

A-04



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1744 & 1742 R Street

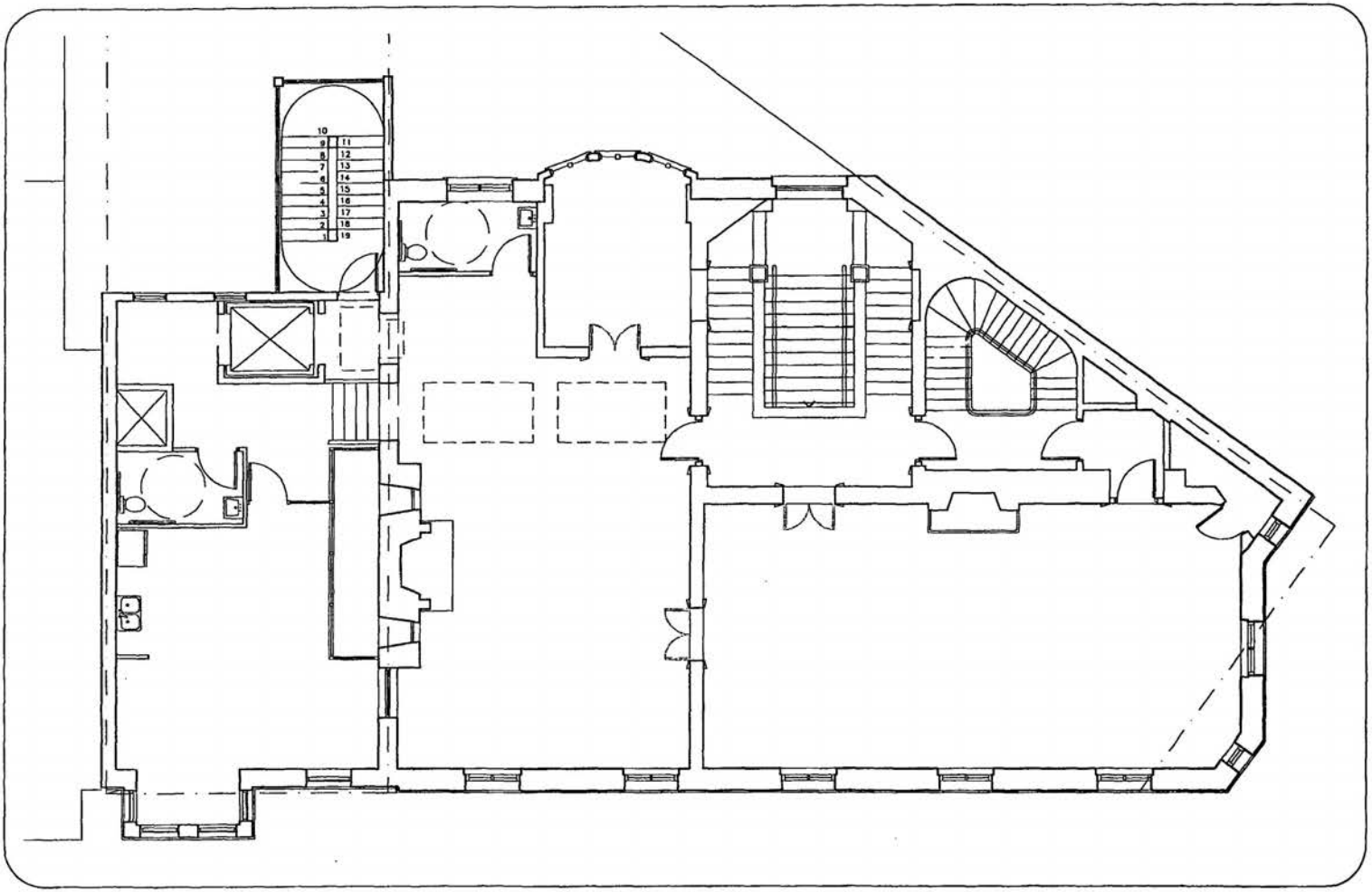
architecture / interiors
21 Dupont Circle Washington DC 20036
tel 202.822.9797 / fax 202.785.0443

FIRST FLOOR PLAN

Scale: 3/32"=1'-0" | Drawing No. ASK

Date: 6.21.02

A-05



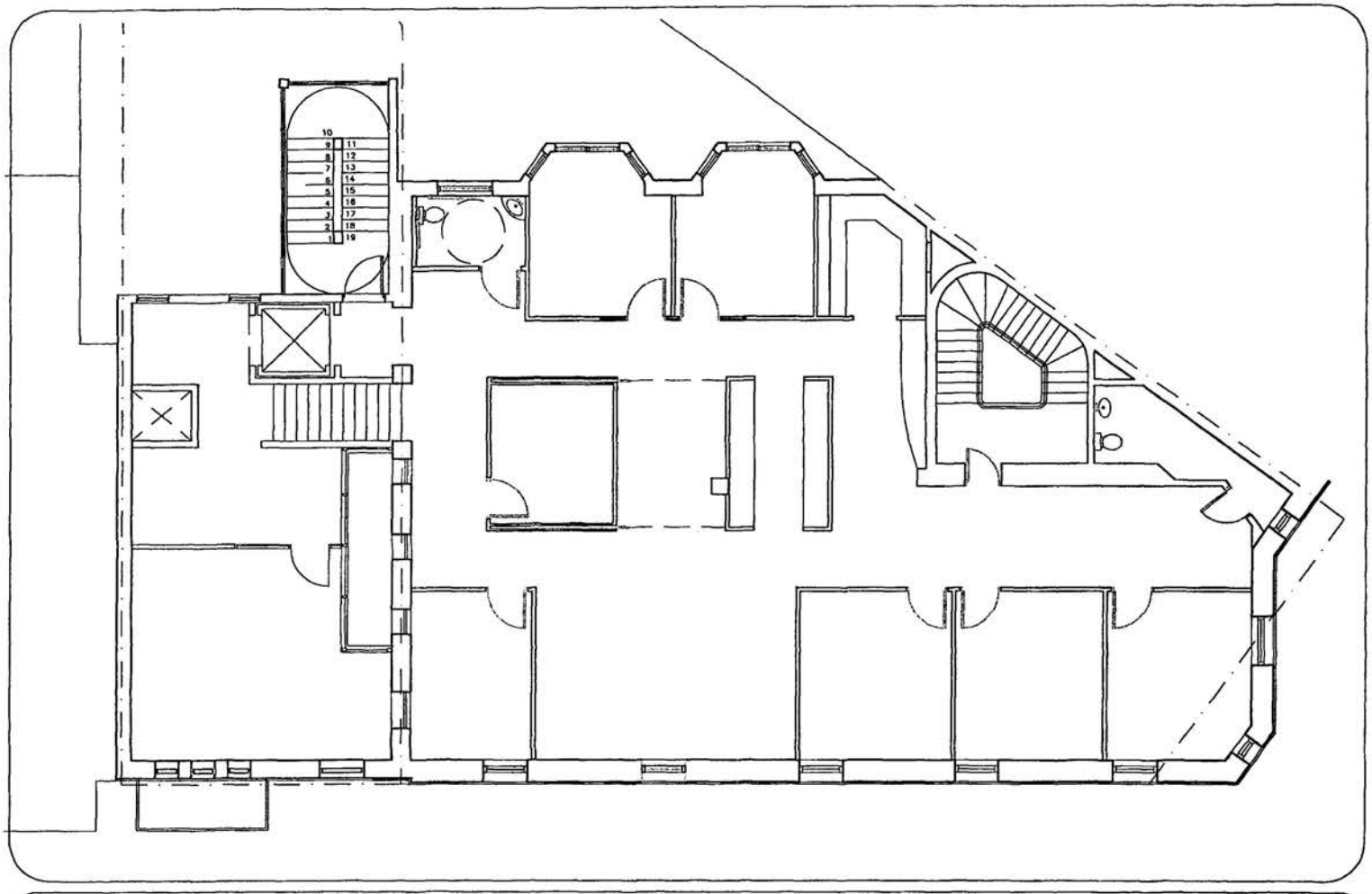
GERMAN MARSHALL FUND of the United States

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architecture / interiors
21 Dupont Circle Washington DC 20036
tel 202.822.9797 / fax 202.785.0443

2nd FLOOR PLAN

Scale: 3/32"=1'-0"
Date: 8.21.02
Drawing No. ASK
A-06



GERMAN MARSHALL FUND of the United States

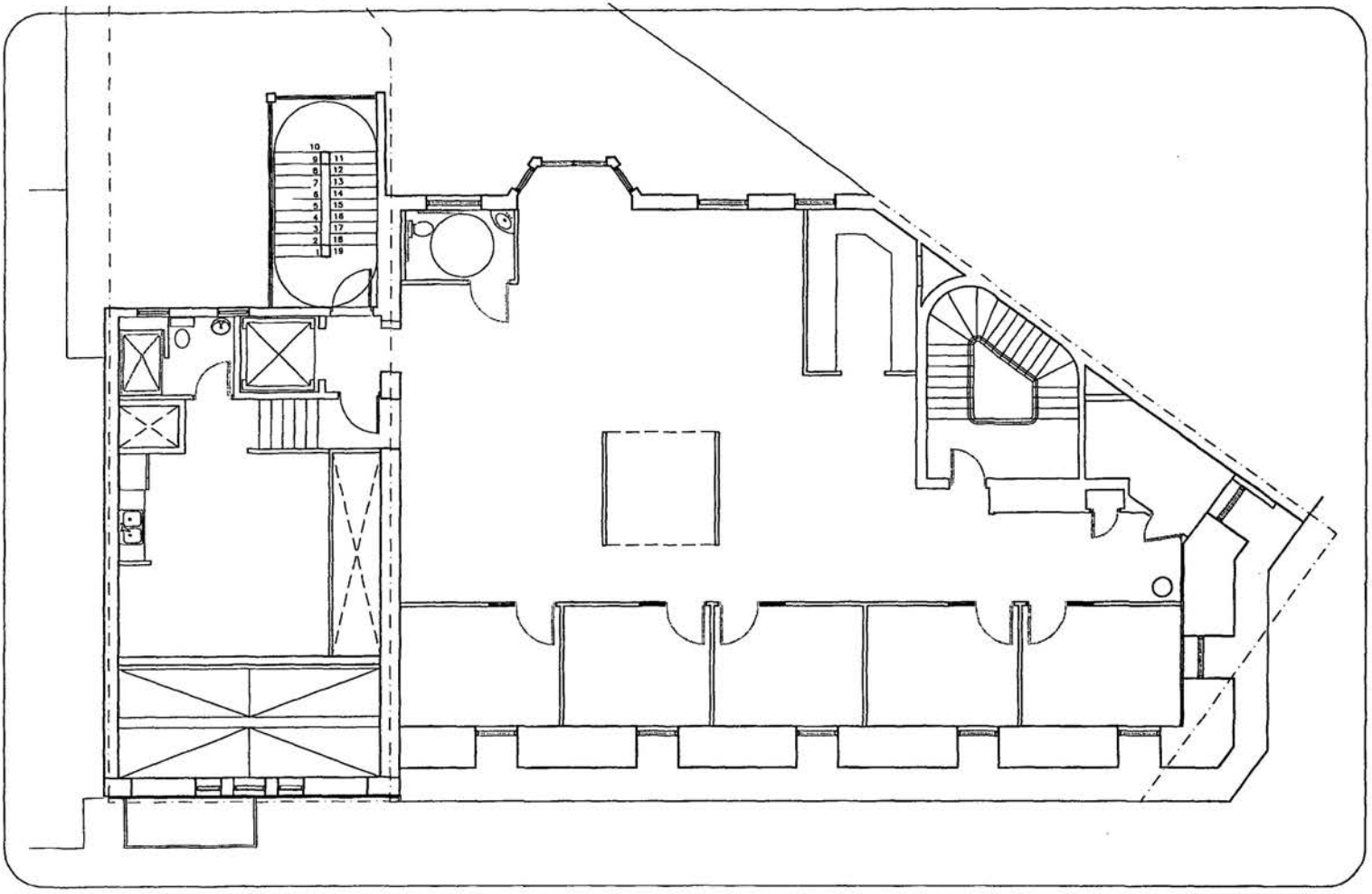
1744 & 1742 R Street

architecture / interiors
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tel 202.822.9797 / fax 202.785.0443

op·x

3RD FLOOR PLAN

Scale: 3/32"=1'-0"
Date: 6.21.02
Drawing No. ASK
A-07



GERMAN MARSHALL FUND of the United States

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4th FLOOR PLAN

Scale: 3/32"=1'-0" Drawing No. ASK

Date: 8.21.02

A-08



1742 1744

GERMAN MARSHALL FUND of the United States

1744 & 1742 R Street

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tel 202.822.9797 / fax 202.785.0443

FRONT ELEVATION AT 1742/1744 - CURRENT

Scale: 3/32"=1'-0" Drawing No. ASK
Date: 8.26.02 A-09



GERMAN MARSHALL FUND of the United States

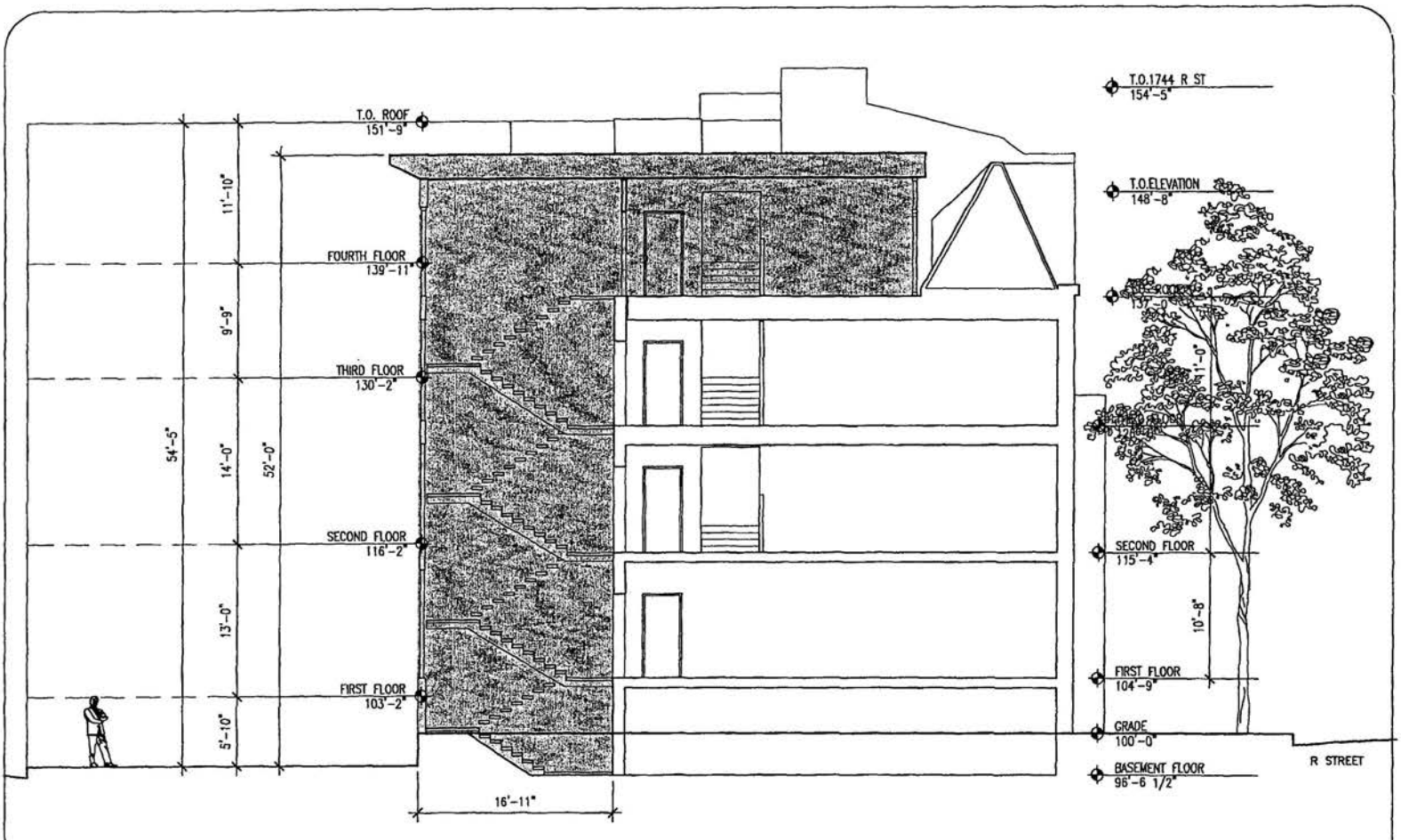
1744 & 1742 R Street

architecture / interiors
21 Dupont Circle Washington DC 20036
tel 202.822.9797 / fax 202.785.0443

REAR ELEVATION AT 1742/1744 - CURRENT

Scale: 3/32"=1'-0" Date: 8.26.02

Drawing No. ASK A-10



GERMAN MARSHALL FUND of the United States

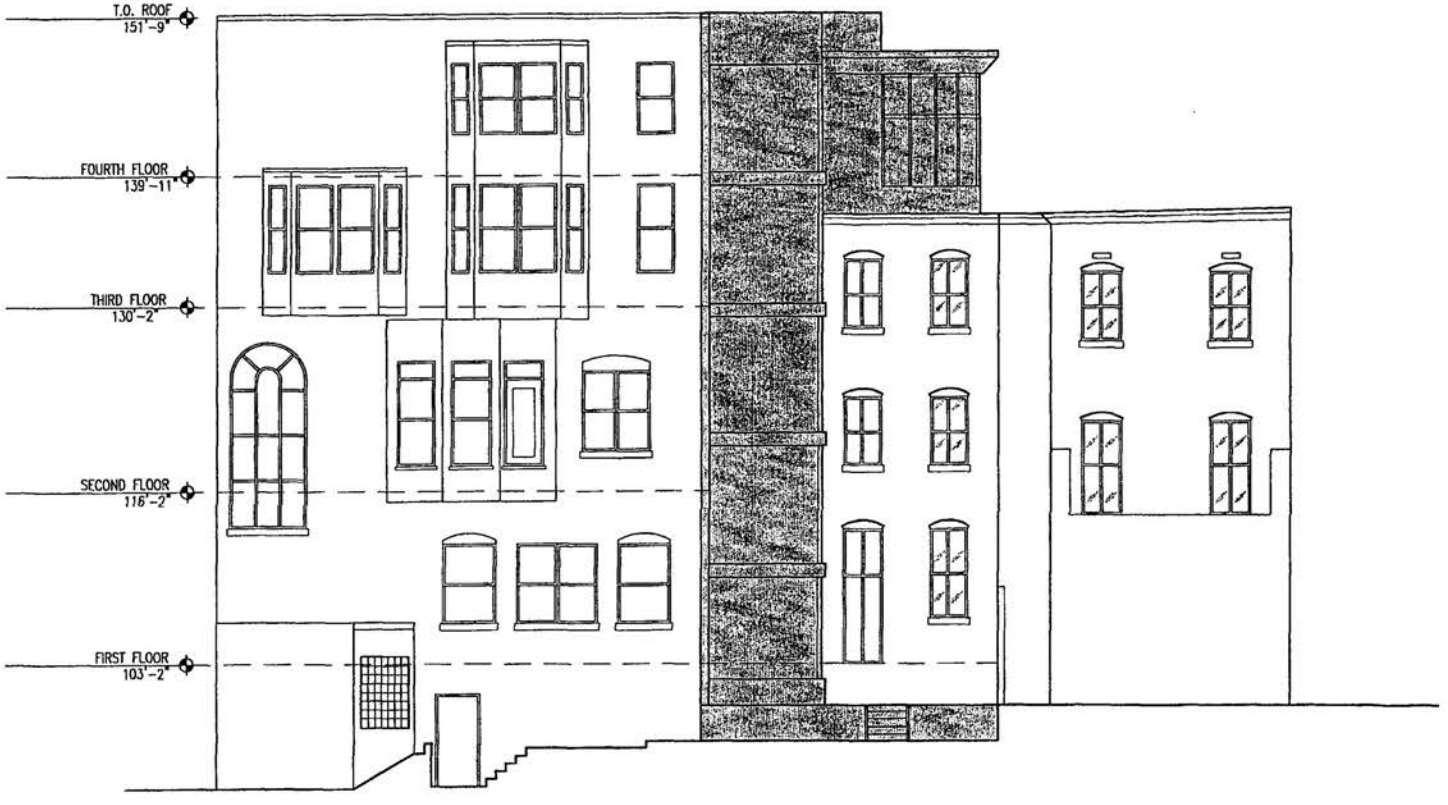
1744 & 1742 R Street

architecture / interiors
21 Dupont Circle Washington DC 20036
tel 202.822.9797 / fax 202.785.0443

SECTION AT 1742/1744 - PROPOSED

Scale: 3/32"=1'-0" | Drawing No. ASK
Date: 8.26.02

A-11



GERMAN MARSHALL FUND of the United States

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architecture / interiors
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tel 202.822.9797 / fax 202.785.0443
http://www.opxglobal.com

REAR ELEVATION AT 1742/1744 - PROPOSED

Scale: 3/32"=1'-0"
Date: 8.26.02
Drawing No. ASK
A-12



GERMAN MARSHALL FUND of the United States

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http://www.opxglobal.com

op·x

FRONT ELEVATION AT 1742/1744 - PROPOSED

Scale: 3/32"=1'-0" Drawing No. ASK

Date: 8.26.02

A-13



Form D.P.-401 **CERTIFICATE OF OCCUPANCY** No. B 58474

Washington, D.C., OCTOBER 18TH, 66

Permission is hereby granted to EDWARD THOMAS JOHNSON

to use the ALL & BASEMENT floor(s) of the building located on Lot 150 Square 155

known as premises 1742 R STREET, N.W. for the following

purpose(s): ENGINEERING OFFICES

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

DEPT. OF LICENSES & INSPECTIONS, GOV'T. OF DIST. OF COL.

ZONE S-P FEE $ 12.00

By (Chief, Permit Branch) Ruth M. Thomas Permit Clerk

OFFICE COPY

Form 601 — C/8

CERTIFICATE OF OCCUPANCY

No. A 12926

Washington, D.C., 12-5- 19 51

Permission is hereby granted to Malinda Alexander McConnell

to use the three floor(s) of the building located on Lot 150 Square 165

known as premises 1745 R Street, N. W.

for the following purpose(s): Part of Alexander Forum Foundation, educational, cultural, patriotic non-profit organization, used for accommodation of associates and guests

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES.

"This Certificate of Occupancy need not be renewed unless there is a change in (1) the type of business, (2) address of business, (3) ownership of business, or (4) part of the building used for the business. BUT, should there be any change in one or more of the foregoing items a NEW Certificate of Occupancy must be obtained."

CENTRAL PERMIT BUREAU, GOVT. OF DIST. OF COL.

ZONE Res. 600 FEE 4.00

Superintendent of Permits, D.C.

By [signature] Permit Clerk

OFFICE COPY

12/5/51

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES

DEPARTMENT OF BUILDING INSPECTION,
DISTRICT OF COLUMBIA

No 120113

CERTIFICATE OF OCCUPANCY

WASHINGTON, D. C., 5/3/48, 19

Permission is hereby granted to Kalinda Alexander

to use the all floor of the building located on Lot 150 Square 155

Premises 174 B Street N.W for the following purposes:

Rooming house as defined under the bldg. regulation

This certificate does not take the place of any license required by law, nor does it authorize the use of boilers, motors, or machinery. Any change in the use or occupancy of this building shall require a new certificate.

Zone R-4 H.R. Fee, $ 2.00

ROBERT H. DAVIS,
Director of Inspection

23370

By

Permit Clerk.

F

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD

CONSENT CALENDAR
OCTOBER 24, 2002

The Historic Preservation Review Board will meet to consider the following items on October 24, 2002. The items are proposed to be approved by the Board on the Consent Calendar without discussion.

CAPITOL HILL HISTORIC DISTRICT
122 6th Street, SE, HPA #02-584, concept/rear sunroom addition 1
150 12th Street, NE, HPA #02-625, alteration to addition 2
124 3rd Street, NE, HPA #02-627, concept/roof deck and exterior stair 3

DUPONT CIRCLE HISTORIC DISTRICT
1742-1744 R Street, NW, HPA #02-637, concept/rear addition 4

MOUNT VERNON SQUARE HISTORIC DISTRICT
1204 3rd Street, NW, HPA #02-563, subdivision 5
1204 3rd Street and 1209-1213 4th Street, NW, HPA #02-564, concept/addition, new construction 6

SHERIDAN-KALORAMA HISTORIC DISTRICT
2107 Wyoming Avenue, NW, HPA #02-570, concept/rear addition 7
2138 Bancroft Place, NW, HPA #02-045, concept/rear addition 8

WOODLEY PARK HISTORIC DISTRICT
2869 28th Street, NW, HPA #02-645, raze garage 9

801 North Capitol Street, NE, Suite 3000, Washington, D.C. 20002 (202) 442-8800 fax (202) 535-2497

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**1742-44 R Street, NW**		Agenda
Landmark/District:	**Dupont Circle Historic District**	X	Consent Calendar
		X	Concept Review
Meeting Date:	**October 24, 2002**	X	Alteration
H.P.A. Number:	**02-637**		New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
		X	Subdivision

The applicant, architect OPX Architects for the German Marshall Fund, seeks conceptual design review for restoration, and construction of a rooftop addition and an exterior stair tower on the rear of a three-story brick and stone 1890s Romanesque rowhouse. The application also calls for a subdivision to combine the rowhouse with the adjacent property, an Italian Renaissance Revival mansion designed by architect Clark Waggaman in 1912, located at the corner of R Street and New Hampshire Avenue.

The scope of restoration work for 1742 includes removal of air conditioning units, masonry repointing, and window and door repair. The paving in the public space, which has allowed illegal parking, will be removed and landscaped to return it to a character more appropriate for a residential neighborhood and which will prevent parking. At 1744, the original steel windows will be repaired, non-original vinyl windows in the attic replaced, and a new plan developed for the circular drive that will prohibit parking but still allow for drop offs.

Two additions are proposed for 1742: A partial fourth floor, which would be set back from the street and rise no higher than the existing pent roof, and which would not be visible from either straight-on or perspective views from the street; and an exterior stair tower on the rear, sheathed in a contemporary, all-glass skin. The rear addition is being proposed in such a way as to minimize removal of the original rear wall, and to allow views through the addition of the existing back of the building.

Subdivision will allow the properties to be used as a single facility, and minimize alterations to the interiors of each by allowing them to share the new exit stair. The plan calls for retention of the walls between the buildings, with only small interior penetrations to establish connections between the two properties as necessary.

The project is consistent with the purposes of the act in that it will result in much needed restoration of the property at 1742 R Street, and improvements to the public space in front of both 1742 and 1744 that will eliminate and prevent illegal parking. The additions to 1742 minimize alterations to the building, are not visible from public space, and clearly distinguishable as new construction.

The staff recommends that the Review Board approve the concept proposal for restoration, additions and subdivision as consistent with the purposes of the preservation act, and delegate final approval to the staff.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

OCT 0 8 2002

Whayne S. Quin, Esquire
Dennis R. Hughes, Esquire
Holland and Knight, LLP
2099 Pennsylvania Avenue, N.W., Suite 100
Washington, DC 20006

Re: BZA Application No. 16953

Dear Gentlemen:

You are hereby notified to appear before the Board of Zoning Adjustment on Tuesday, November 26, 2002, at 441 4th Street, N.W., Suite 220, Washington, D.C., 20001 for a public hearing concerning the following application:

> **Application of German Marshal Fund of the United States,** pursuant to 11 DCMR § 3104.1, for a special exception to construct an addition to a building for office use under section 508, in the DC/SP-1 District at premises 1742 R Street, N.W. (Square 155, Lot 150).

This case is in Advisory Neighborhood Commission 2B. This case will be heard between 9:30 a.m. and 12:00 p.m.

PLEASE NOTE THAT A SIGN MUST BE OBTAINED FROM THE OFFICE OF THE BOARD OF ZONING ADJUSTMENT TO BE POSTED ON THE PROPERTY. The Rules of Practice and Procedure provide that such a sign must be posted at least 15 days prior to the hearing. The posted notice must also be checked at least once every five days, and replaced when necessary. An affidavit concerning the original posting of the sign must be filed with the Board at least 5 days prior to the hearing. The sign and the affidavit can be picked up from the Office of Zoning, Suite 210, 441 4th Street, N.W.

You should be aware that items may be submitted to the Board by other individuals, organizations and government agencies both in support of and in opposition to your application. Approximately one week prior to the public hearing, you should review the file in your application so that you are prepared to respond to any issues that may be raised regarding your application. Further, if you are not clear about what information you must present to the Board in support of your application, please contact the Office of Zoning as soon as possible.

If you have any questions or require any additional information, feel free to call the Office of Zoning at (202) 727-6311.

Sincerely,

JERRILY R. KRESS, FAIA
Director

cc: Applicant



OUTLINE OF TESTIMONY
REPRESENTATIVE OF GERMAN MARSHALL FUND
OF THE UNITED STATES

I. INTRODUCTION

II. HISTORY OF SITE – OWNERSHIP, USE AND DEVELOPMENT

III. DESCRIPTION OF SITE AND VICINITY – NEIGHBORING USES

IV. DESCRIPTION OF PROPOSED RENOVATION AND ADDITION

V. SPECIAL EXCEPTION RELIEF IS NEEDED

VI. COMMUNITY SUPPORT

- **A. Historic Preservation Review Board**
- **B. Advisory Neighborhood Commission 2B**

VII. CONCLUSION

H

OUTLINE OF TESTIMONY
REPRESENTATIVE, OPX ARCHITECTS

I. INTRODUCTION AND PROFESSIONAL QUALIFICATIONS

II. SITE AND LOCATION DESCRIPTION

- **A. Overview of Site, Vicinity and Land Use/Zoning**
- **B. Site Planning – connectivity b/w historic buildings**

III. PROJECT DESIGN

- **A. Design Considerations**
  - **- Unusual Configuration of Site**
  - **- Accessibility Issues**
  - **- Treatment of Historic Structures**
- **B. Review of Massing of Addition**
- **C. Floor Plans**

IV. HISTORIC PRESERVATION CONSIDERATIONS AND APPROVAL

V. CONCLUSION

I

OUTLINE OF TESTIMONY
STEVEN E. SHER
DIRECTOR OF LAND USE SERVICES
HOLLAND & KNIGHT LLP

I. SITE LOCATION AND DESCRIPTION

II. DESCRIPTION OF SURROUNDING AREA

III. EXISTING ZONING: DC/SP-1

- **A. Uses**
- **B. Height**
- **C. Density**
- **D. Lot Occupancy**
- **E. Parking**
- **F. Side and Rear Yard**
- **G. Court**

IV. ZONING HISTORY OF SUBJECT PROPERTY AND ADJACENT PROPERTIES

V. PROPOSED PROJECT

VI. RELIEF REQUIRED

- **A. Special Exception from §508.1, Addition to Building for Office Use**

VII. COMPLIANCE WITH STANDARDS FOR SPECIAL EXCEPTION RELIEF

VIII. CONCLUSION