GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: JLS for Andrew Altman, Director

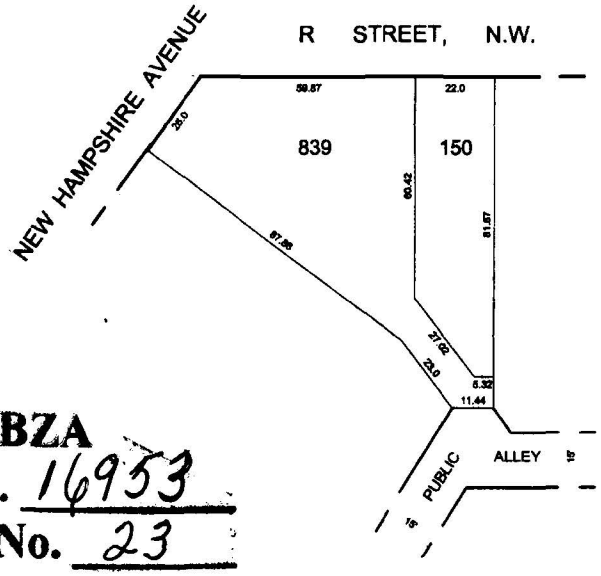
DATE November 6, 2002

SUBJECT: BZA Application 16953 - German Marshall Fund

APPLICATION
Application of The German Marshall Fund of the United States, pursuant to 11 DCMR Section 3104.1, for a special exception to construct an addition to the rear of a building for office use pursuant to §§3104.1 and 508 in an SP-1 zone District at 1742 R Street, N.W.

SUMMARY RECOMMENDATION
The Office of Planning (OP) **recommends approval** of the special exception request for construction of an addition to1742 R Street for office use.

SITE AND AREA DESCRIPTION
The subject property is located in Square 155, Lot 150 in the DC/SP-1 zone district that permits matter-of-right development medium density development, including all kinds of residential uses, with limited offices for non-profit organizations, trade associations and professionals permitted as a special exception.



The immediate neighborhood represents a mix of moderate-density residential and institutional uses, including the Nicaraguan Embassy and other international institutions. Previous property owners of 1744 R Street originally acquired the subject property at 1742 R in the early 1900's. Subsequent certificates of occupancy from 1948 through 1966 describes the range of uses for this

BZA
Case No. 16953
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO.16953
EXHIBIT NO.23

location as the former Embassy of Pakistan (between 1948 to 1951), The Alexander Forum Foundation (non-profit foundation –1951) and office spaces for an engineering firm (1966).

It is an irregularly shaped property located in the 1700 block of R Street adjacent to the headquarters of the GM Fund (US) 1744 R Street, at the corner of New Hampshire and R Streets, N.W.

PROJECT DESCRIPTION

The applicant proposes to construct an addition to the rear of 1742 R Street to incorporate a stairway for both 1742 and 1744 R Streets. A stair and elevator tower will replace the existing fire escape. The addition of the elevator will allow the applicant to comply with ADA accessibility requirements. This addition and a small area on the roof of the subject property, represent an increase of 832 square feet of improvement on the property. These additions will allow the properties to be used as a single facility.



Existing Condition at rear of 1742 R Street N.W

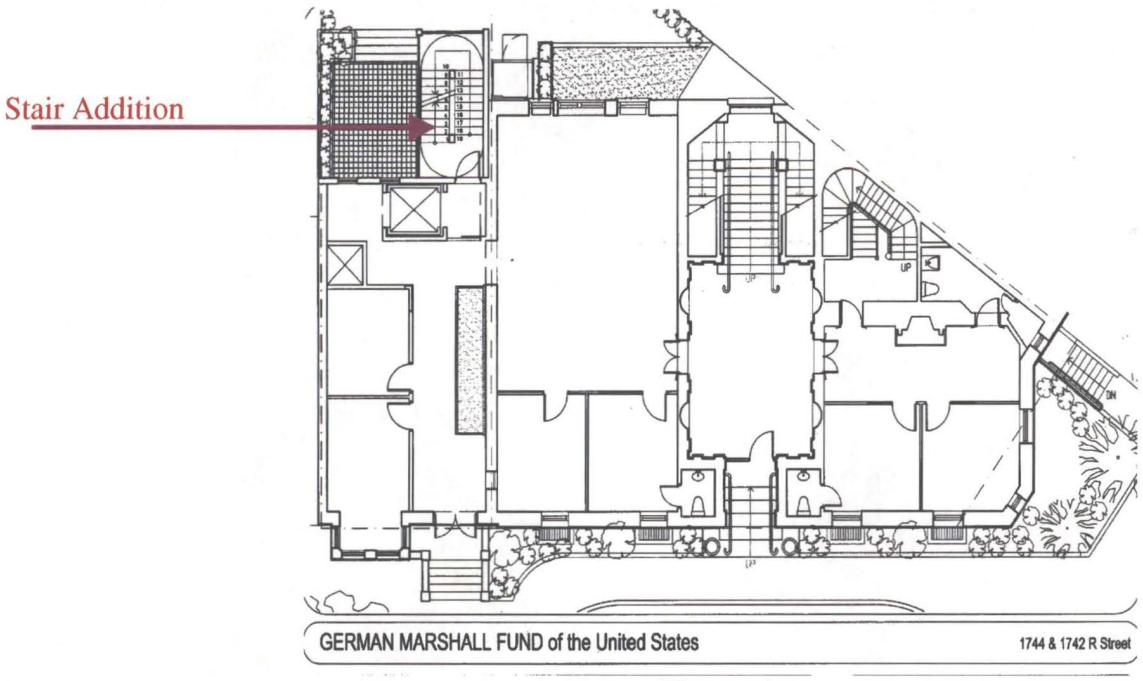


Figure 1

ZONING REQUIREMENTS

The subject property is located in the DC/SP-1 zone. §508 regulates office use in the SP-1 zone as follows:

508 OFFICE USES (SP)

508.1 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-1 District if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.

508.2 **[DELETED]** – 47 DCR 9741-43 (December 8, 2000).

508.3 The use, height, bulk, and design shall be in harmony with existing uses and structures on neighboring property.

508.4 The use shall not create dangerous or other objectionable traffic conditions.

508.5 The Board may require special treatment in the way of design, screening of buildings, accessory uses, signs, and other facilities as it deems necessary to protect the value of neighboring property.

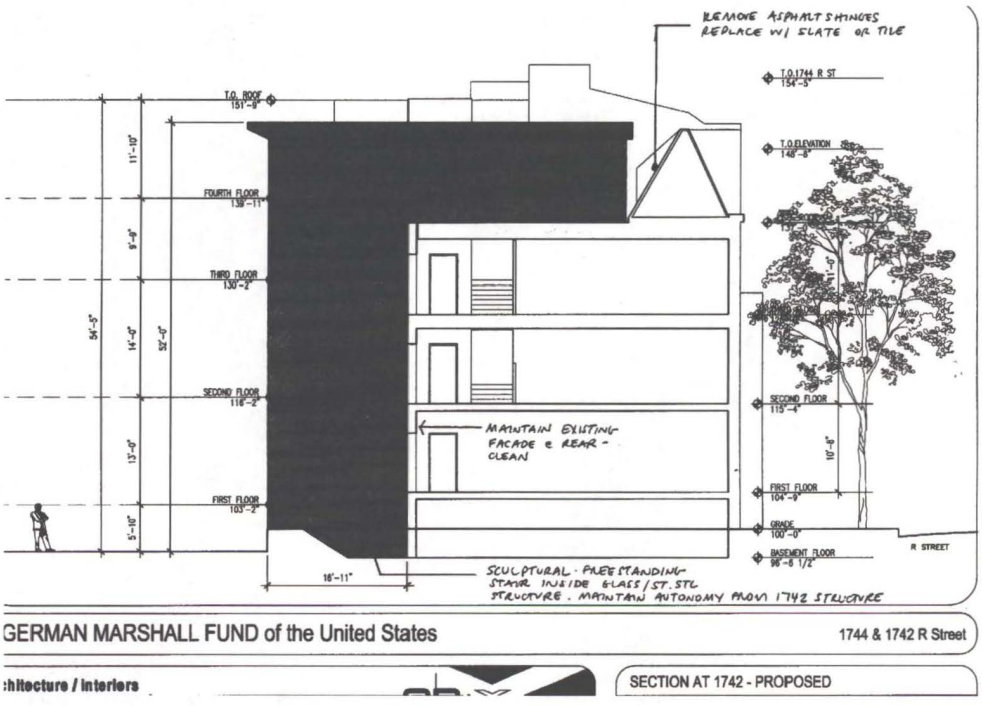
ANALYSIS

In accordance with Section 3104.1, the Board must determine if the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not adversely affect the use of the neighboring properties.

The proposal to add this property as part of the larger facility was reviewed under §508 of the Zoning Regulations, with emphasis on compliance with §§508.3, 508.4 and 508.5 (outlined above).

§508.3 - Bulk Requirements

Item	Existing Conditions	Minimum Required	Maximum Allowed	Proposed Construction
Lot area	1,619.52 sq. ft.			n/a
Lot Width	22 feet			22 feet
Lot Occupancy	54.9%		80%	63.5%
FAR	1.61		2.5	2.13
Parking Spaces	1	0		0
Rear Yard	33' 7"	12 feet		16' 6"
Side Yard				
Open Court		12 feet		13 feet
Closed Court	n/a			n/a
Height	37 feet (rear)		65 feet	52 feet (rear)
	48 feet (front)			48 feet (front)



The addition to the subject property is compatible in scale with the surrounding buildings. The maximum height of structures in this district is 65 feet and the proposed addition is 52 feet tall at the rear. A partial fourth floor, which would be set back from the street, would rise no higher than the existing pent roof, and would not be visible from the R

Street frontage. The open court created at the rear of the property also exceeds the width requirements in this zone.

Light and air to adjacent properties should not be affected, as the addition of the exterior stair tower on the rear consists mainly of a contemporary all-glass skin, to allow views through the addition to the existing back of the building, not to exceed the height requirement of 65 feet. The applicant's design took the residential property at 1740 R Street into consideration by aligning the addition so as not to obstruct the light and air available through the side windows of 1740 R Street. The applicant informed OP that this adjacent property owner has no objection to the proposed addition.

In addition, the building on the subject property is currently classified as office space according to current certificates of occupancy. There is no conversion from residential to commercial space. OP does not believe the proposal would adversely affect the use of neighboring property, in accordance with the Zoning Regulations and Map.

§508.4 stipulates that no dangerous or other objectionable traffic condition be created.

The parking requirement for the SP-1 zone District per §2101 is as follows:

- In excess of 2000 square feet, 1 for each additional 1800 square feet of gross floor area.

The subject property is less than 2000 square feet and parking is not required for contributing properties to a Historic District. There is on-street parking and the property is located approximately three blocks to the north of the Dupont Circle Metro Station. The proposal will retain the single available parking space to the rear of the building.

The proposal also includes decreasing the width of the existing curb cut at 1744 R Street to create a semi-circular driveway in the front of the building to prevent illegal parking. The one-way semicircular driveway would allow convenient drop-offs for typical office deliveries, including mail deliveries and catering trucks for special events.

In addition, the proposed increase in office space provided by the addition, does not equate to an increase in the staff at the GM Fund, but represents an increase in office space (3 office spaces) and a lounge area for existing staff, as well as a reception/workroom area for visitors to the office.

§508.5 The Board may require special treatment in the way of design, screening of buildings, accessory uses, signs, and other facilities as it deems necessary to protect the value of neighboring property.

The applicant intends to create an attractive rear yard area, including landscaping around the property lines and replacement of deteriorating fencing at the rear of the property.

1501 DUPONT CIRCLE OVERLAY DISTRICT (DC)

OP believes that the application also meets the intent of the DC Overlay, including the requirement that the scale of development be consistent with the area in height and bulk (§1501.4(a)), the protection of the integrity of the "contributing building", which was approved by the Historic Preservation Review Board (§1501.4(b)), and the protection of light and air provided by the open rear yard (§1501.4(e)).

COMPREHENSIVE PLAN

The predominant land use in Ward 2 is residential, ranging from low-density large estates to moderate density row houses and garden apartments to high-density multi-storied apartments. The Generalized Land Use Map designates the subject property as moderate density residential characterized by row houses and garden apartments as the predominant uses, and may include, as appropriate uses, low-density housing and some institutional uses. Many structures in the neighborhood have been converted to offices of international organizations, chanceries and embassies in accordance with the zone district.

COMMUNITY COMMENTS

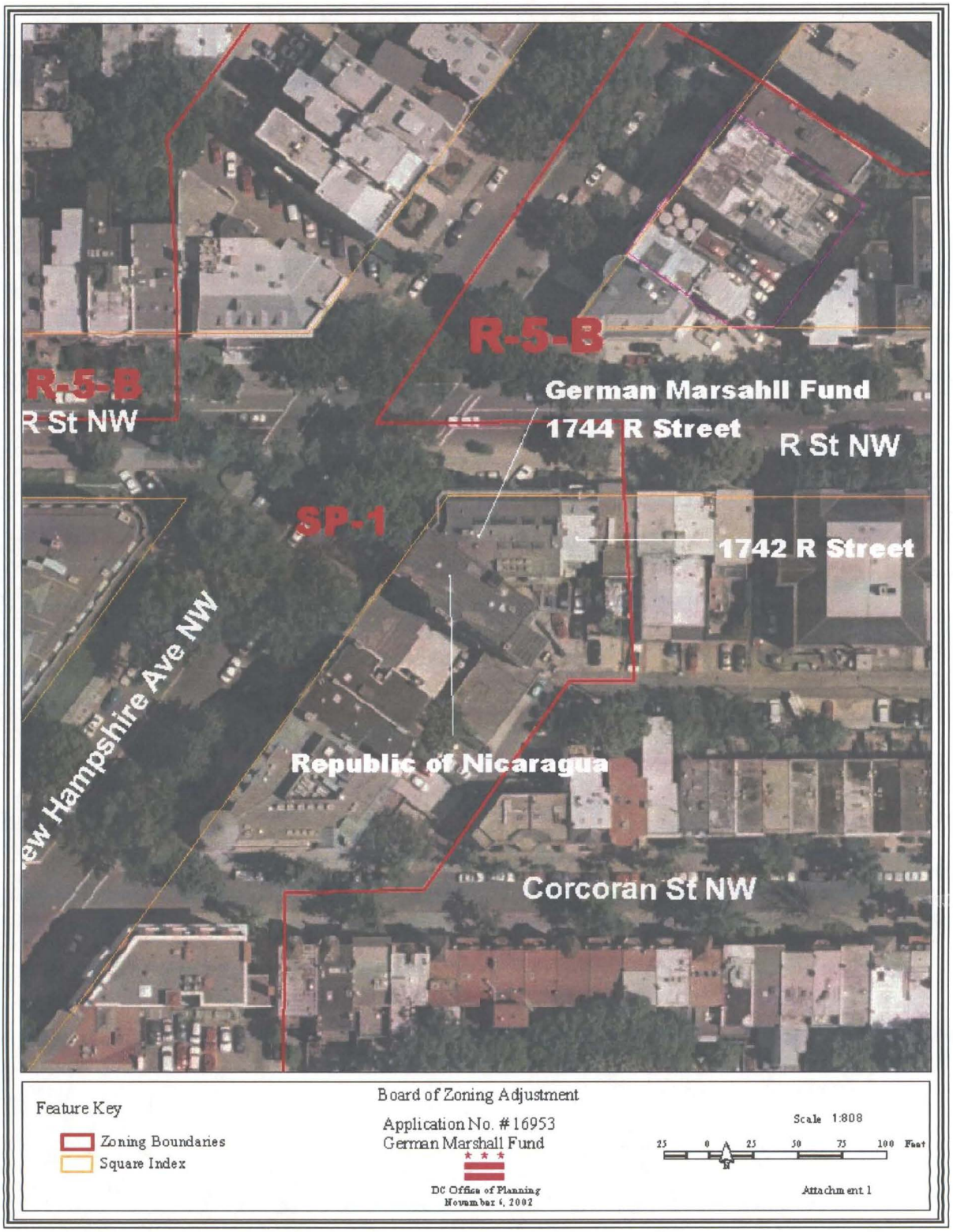
The property is located in Ward 2 in the ANC 2B district. ANC 2B meets on November 20th, 2002 to discuss the proposal.

CONCLUSION

OP concludes there will be no adverse impact to the neighboring properties, nor will the proposal be contrary to the intent of the Zoning Regulations and Map and **recommends approval** of the special exception to allow construction of an addition to the rear of the property at 1742 R Street, N.W. for office use.

ATTACHMENTS

1. Aerial Photo
2. Historic Preservation Review Board Report


R-5-B
R-5-B
R St NW
German Marsahll Fund
1744 R Street
R St NW
SP-1
1742 R Street
ew Hampshire Ave NW
Republic of Nicaragua
Corcoran St NW
Feature Key
Zoning Boundaries
Square Index
Board of Zoning Adjustment
Application No. #16953
German Marshall Fund
DC Office of Planning
November 4, 2002
Scale 1:808
25 0 25 50 75 100 Feet
Attachment 1

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.