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JAMES D. SADOWSKI

*ADMITTED IN VA ONLY
#ADMITTED IN TX ONLY

1620 L STREET, N.W., SUITE 900

WASHINGTON, D.C. 20036-5605

TELEPHONE (202) 452-1400
FACSIMILE (202) 452-1410
www.gdllaw.com

OF COUNSEL
MARK J. ZWEIFLER

ADMITTED IN NEW YORK
AND NEW JERSEY ONLY

March 10, 2003

RECEIVED
D.C. OFFICE OF ZONING
2003 MAR 11 PM 2:17

By Hand Delivery

Mr. Geoffery H. Griffis
Chairperson
D.C. Board of Zoning Adjustment
441 Fourth Street, N.W., Suite 210
Washington, D.C. 20001

Re: Submission of Pre-Hearing Statement; BZA App. No. 16999 (1401 and 1413 P Street, N.W., 1502 and 1506 14th Street, N.W., 1510-1520 14th Street, N.W. and 1410 Church Street, N.W.; Square 209, Lot 1 (801 & 802), part of 2 (803), 36 (800), 34, 35, & 57-59 (916), 37 (837) and a portion of a public alley closed by Act 14-608)

Dear Chairperson Griffis:

Enclosed please find the original and twenty (20) copies of the Applicant's Pre-Hearing Statement with revised plans and self-certification chart for above-captioned matter.

Sincerely,

Lyle M. Blanchard

202013.1
Enclosures

cc: (All copies by First Class Mail)
Ms. Helen Kramer, Chairperson, ANC 2F
Office of Planning (Attn.: Mr. Steve Mordfin)

BZA
Case No. 16999
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO. 16999
EXHIBIT NO. 21

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Re: Application of
U.S. Property Development Corp.
1401 & 1413 P Street, N.W., 1502 & 1506 14th Street, N.W. and 1410 Church Street, N.W.

BZA Application No. 16999
Public Hearing: March 25, 2003
ANC 2F

PRE-HEARING STATEMENT OF THE APPLICANT

March 11, 2003

This Pre-Hearing Statement ("Statement") is submitted on behalf of the U.S. Property Development Corporation, property owner, by Mid-City Development Company, LLC ("Applicant"), by its attorneys, Jacques B. DePuy, Esquire and Lyle M. Blanchard, Esquire, Greenstein DeLorme & Luchs, P.C., in support of an application for area variances described below.

I.

Summary of Application. The Application, filed on January 28, 2003, seeks area variances pursuant to the Zoning Regulations, 11 DCMR § 3103.2, from the maximum lot occupancy requirement under subsection 772, from the minimum area and other requirements pertaining to residential recreation space under subsection 773 and from the minimum court width requirement under subsection 776.

II.

Property Description; Existing Zoning Authority. The northern portion of the property consists of 1410 Church Street, N.W. (Square 209, Lot 837) and 1510 – 1520 14th Street, N.W. (Lot 916)(collectively the "North Portion"). The prior use of the 1410 Church Street, N.W. parcel was as an automobile repair garage. The prior use of the 1510 - 1520 14th Street, N.W. parcel was as an automobile showroom. The current use of 1512 14th Street, N.W. is as a restaurant and club. The current use of 1510 14th Street, N.W. is as offices, showroom and manufacturing space for a plaster moldings company. (See copies of certificates of occupancy submitted with Application.)

The southern portion of the property is located to the south of an east-west public alley and has street frontage on both Fourteenth and P Streets, N.W. The east-west alley was closed to facilitate the construction of an underground parking garage and is now a part of the Site. This southern portion of the property consists of 1502 and 1506 14th Street, N.W. (Square 209, Lots 800 and 801) and 1401 and 1413 P Street, N.W. (Square 209, Lots 802 and 803)(collectively the "South Portion"). The prior use of the 1502 Church Street, N.W. parcel was as a store selling general merchandise. The prior use of 1506 14th Street, N.W. parcel was as a delicatessen. The

prior use of 1401 P Street, N.E. is not know as it has been a vacant lot for many years. The prior use of 1413 P Street was as a theater. (See copies of certificates of occupancy in Original Application.) The North Portion and the South Portion are collectively referred to as the "Site".

The Site is zoned C-3-A/Arts and is located in the Greater Fourteenth Street Historic District. The Historic Preservation Review Board ("HPRB") gave its preliminary approval to the proposed renovation of the existing historic buildings and the design of the new additions on the South and North Portions of the Site in July and September 2002, respectively.

III.

Existing and Intended Use. The Applicant intends to construct a six-story residential building with ground floor retail on the Site. As noted above, the building consists of two portions which are connected across a former ten (10) foot east-west public alley. The alley was closed (pursuant to D.C. Act 14-608, enacted January 7, 2003) to facilitate the construction of an underground parking garage. The garage will contain 65 parking spaces that will serve both portions of the project.

The North Portion will contain 37 residential units and approximately 5,020 square feet of ground floor retail space. The South Portion will contain 18 residential units and approximately 6,270 square feet of ground floor retail space. The building will exceed the 50% minimum retail space use requirement for the Uptown Arts-Mixed Use Overlay District required by 11 DCMR § 1901. Although the building is not subject to any parking and loading requirements because the new improvements constitute additions to existing historic buildings located within the Greater 14th Street Historic District, parking in excess of that which would be otherwise be required is provided and small loading facilities are also provided in both the North and South portion..

IV.

Statement of Satisfaction of Burden of Proof for Zoning Relief Sought. The Applicant submits that, based upon (i) its Application and the materials submitted in conjunction therewith, (ii) the evidence to be presented at the public hearing and (iii) other evidence to be submitted subsequent hereto, it will satisfy and comply with the applicable legal standards and burdens of proof for the area variances requested.

Specifically, the Application will satisfy the requirements of Section 3103.2 of the Zoning Regulations. This section requires the Applicant to show that the property is unique by reason of its exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional situation or condition.

The Site is unique in that it contains three (3) historic properties. On the North Portion, there are two matching 1928 classical revival auto showroom buildings at 1510 – 1520 14th Street, N.W. These historic buildings will be converted to residential use with the provision of space on the ground floor for retail use. On the South Portion, there is a historic building at 1502

14th Street, N.W., a classical revival commercial building designed by architect Paul Peltz in 1897. This historic building will be converted to residential and commercial uses with ground floor retail.

The property comprising the Site is also unique in that its size is larger than typical lots in the area and its shape is unusual. The Site is unusually large, comprising all but one lot on the western side of the 1500 block of 14th Street, N.W. (as shown on the Plat of Computation prepared by the D.C. Surveyor) and a total of 9 lots. Its shape is unusual because of the narrow strip (formerly a public alley) which links the North and South Portions.

The second prong of the area variance test is that strict application of the Zoning Regulations would result in a peculiar and exceptional practical difficulty. The Applicant submits that the Application complies with this requirement because the unique condition of the Site results in and causes such practical difficulty.

Because of the three (3) historic buildings that are located on the Site and the Site's unusual size and shape, the renovation, rehabilitation and re-use of the existing historic buildings has been constrained by such conditions and, as a result, practical difficulty has occurred. The result is in an overall architectural design that contains additions on top of, and immediately adjacent to, the historic structures, rather than new construction on a vacant lot. These additions do not comply with lot occupancy and court requirements because insufficient space exists on the Site to accommodate all building components. Furthermore, it is not feasible to provide parking (which is required by market conditions and community organizations) within or under the historic buildings. The new construction in the vacant portions of the Site resulted in a design which caused such lot occupancy and court area variances.

In addition, the lot occupancy area variance results from the need to provide substantial areas for core systems (elevator banks, stairwells and utility systems) in the small portions of the Site which are not occupied by the historic buildings. Lot occupancy is further impacted by the practical difficulty of providing vehicular access by ramp in the North Portion of the Site to the underground parking garage. Finally, lot occupancy was dramatically impacted by the direction of the Historic Preservation Review Board to step the new portion of the building back from 14th Street in a significant manner. These required setbacks cause the building of a significant portion of the building on the rear portion of the site.

The need to accommodate the existing historic buildings and overall architectural design of the additions also impact the Applicant's ability to strictly comply with the court requirements. The Applicant is proposing a closed court on the ground level of the rear of the South Portion which opens onto the closed portion of the alley. This closed court is five (5) feet narrower in width than the requirement under Section 776.3 and 100 square feet less than the requirement in 776.4. On the second level of the South Portion there is an open court which is eight (8) feet less than the required width in Section 776.3. On the second level of the North Portion there is an open court which is two (2) feet less than the required width in Section 776.3. As the result of on-going revisions in the layout, the Applicant has submitted revised plans that depict modest changes in these open courts on the North and South Portions. Specifically, the balconies shown

in the drawings submitted with the Application have been reoriented such that at certain points the balconies extend into the courts. This extension of the balconies has reduced the open court width at those points. At all other points that are not affected by the balconies, the size of the courts has remained the same. (See the revised Self-Certification Chart and pages 00.11, 30.13 and 30.24 of the Drawings submitted herewith.)

These same practical difficulties for lot occupancy and courts adversely impact the Applicant's ability to provide the amount of required residential recreation space. Residential recreation space is often provided at the rear of the building, on the roof, or below grade to optimize the use of such areas. Because of the Site constrains discussed above, the Applicant proposes to devote approximately 1,880 square feet of interior and exterior open space to residential recreation space. This residential recreation space is provided through the North Portion roof terrace, the North and South Portion lobbies and the South Portion multi-purpose room. In addition, a significant majority of the units will include private terraces and balconies which will function as "private recreation space." If the public and private residential recreation space were to be combined, the amount of total residential space provided would equal 13,820 square feet or 17.3%. This amount exceeds the fifteen percent (15%) requirement of Section 773.

No additional outdoor recreation space is reasonably available. The design of the roof on the North and South portions is such that each of the roofs have been minimized to allow for smaller upper stories (set-backs in the massing of building) so as to better relate to the size and scale of the historic buildings on 14th Street. Incorporating additional outdoor recreation space is prevented due to these reduced upper stories, the space devoted to mechanical systems and the building code requirements which (i) limit the amount of roof area that can be devoted to recreation space served by one means of egress and (ii) require that rooftop public space must have elevator access. This latter building code mandate would require elevator machine room height in excess of building height allowed.

On the ground level, no additional outdoor residential recreation space can be provided. As discussed above, the alley easement bisects the Site from east to west, creating two residential wings connected at grade by a covered walkway. The loading facilities are located in this area as well. The interior of the ground level is substantially devoted to meeting the Uptown Arts – Mixed Use Overlay District objectives of 50% retail space and thus cannot be devoted to residential recreation space. The balance of the ground floor space services the residential above. In addition, any disruption of the at-grade parking spaces on the west side of North Portion will displace parking which is extremely important to the neighborhood. Thus, the indoor residential recreation space of the lobbies and the South Portion multi-purpose room cannot be supplemented by additional recreation space without compromising the objectives of the Arts Overlay District or reducing much needed on-site parking.

Finally, no recreation space can be provided below grade due to the high water table located three feet below the existing buildings' foundations. Although the Site includes two levels on the western side of the Site for below-grade parking, the Applicant is unable to feasibly excavate below grade under the existing historic buildings (except for the existing below grade

Peltz building which is suitable only for mechanical and residential storage due to its location). Further, as mentioned above, any exchange of below ground recreation space for parking will counter an extremely important community goal. Thus, no residential recreation space can be provided below grade.

Under the third prong of the variance test, the substantial benefits to the community – including underground parking, ground floor retail and quality residential space -- and the lack of adverse impacts from the variances requested result in no "substantial detriment to the public good" and no substantial impairment of "the intent, purpose and integrity of the Zoning Regulations and Map."

The Site is within the C-3-A zone district, which permits medium density residential/office development. The Site is also within the Uptown Arts – Mixed Use Overlay District, and meets the purpose and intent of the objectives of the overlay district under 11 DCMR § 1900.2 in the manner discussed below (objectives are in *italics*):

(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* – the proposed retail entrances on 14th Street are "bookended" by residential access on Church and P Streets. The parking garage ingress and egress on Church Street will not impact the parking garage of a similar residential development which has ingress and egress on P Street;

(b) *require retail, entertainment and residential uses that encourage pedestrian activity* – the restoration of the historic properties blended with infill residential and ground floor retail will revitalize pedestrian activity in the 1500 block of 14th Street and the surrounding neighborhood;

(d) *expand the area's housing supply in a variety of price ranges* – the residential unit spaces have a considerable range in size and price;

(f) *strengthen the design character and identity of the area* – the designs, as approved by the HPRB, will successfully preserve the historic properties and relate new portions with compatible balance while still providing visual interest; and

(g) *encourage adaptive reuse of older buildings in the area and an attractive combination of new and old buildings* – the adaptive reuse of the historic automobile showrooms and the Peltz commercial building as retail uses on 14th Street with new and attractive infill buildings providing ground floor retail and residential housing on Church and P Streets will fully meet these objectives.

In addition, the proposed development is consistent with the Comprehensive Plan Generalized Land Use Map designation for the Site of moderate density residential land use. The proposal also meets the following Uptown Arts Special Treatment Objectives under § 1130 (objectives are in *italics*):

(a) *promote the historic character of the area* – the HPRB has approved the design as being in conformance with the historic character of the area;

(e) *encourage street level retail and service uses* – the proposal includes appropriately scaled street level retail on 14th and P Streets;

(k) *address the narrow commercial sites to encourage suitable scale and massing* – the massing above the narrow Peltz historic building was moved back significantly from the front façade on 14th Street at the request of HPRB;

(l) *adequate parking facilities to support development policies* – even though the project is exempt from the parking requirements as additions to contributing buildings within the Greater 14th Street Historic District, the proposal provides parking spaces well in excess of what would be otherwise required; *(51 spaces would be required. The project is providing 65 spaces.)*

(n) *the provision of new housing opportunities* – the project maximizes new opportunities with a wide variety of condominium units for a variety of family sizes and incomes; and

(o) *encourage the retention of historic buildings* – three historic classical revival buildings will be retained, the matching 1928 automobile showrooms on the North Portion as well as the 1897 commercial building designed by architect Paul Peltz.

In addition to the considerable public and community benefits of the proposal, the Applicant's project -- and specifically the requested variances -- will not create any adverse impacts or detrimental effects on the public. The lot occupancy variance does not cause any light or air to be blocked or result in any adverse effect on any abutting residential owners or tenants because there are no abutting residents on P Street and the abutting building on Church Street contains a blank wall. Similarly, the court variances will not have any adverse effects for the same reasons and, in addition, because the open and closed courts open onto the adjacent alleyway or an adjacent blank wall. The residential recreation space variance will have no adverse impact because of the extensive amount of "private" recreation space provided in the form of terraces, balconies and similar areas.

V.

Witnesses. The following witnesses will testify in support of the Application:

1. Mr. S.P. "Chip" Newell, Principal, Mid-City Development Company, LLC

2. Marc Fairbrother, AIA, RTKL

VI.

Conclusion. For the reasons set forth above, Mid-City Development Company, LLC, for U.S. Property Development Corporation, by and through counsel, submits that its Application has satisfied (and will satisfy) all applicable zoning requirements and the requisite burden of proof and, therefore, should be granted.

Respectfully submitted,

By: _____
Jacques B. DePuy

By: _____
Lyle M. Blanchard

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing Pre-hearing Statement of the Applicant was mailed, first-class, postage prepaid, this __th day of March 2003, to:

Advisory Neighborhood Commission 2F
c/o Helen Kramer, Chair
Washington Plaza Hotel
P.O. Box 9348
Washington, D.C. 20003

Mr. Steve Mordfin
Office of Planning
801 North Capitol Street, N.E.
Fourth Floor
Washington, D.C. 20002

Lyle M. Blanchard

201746

Side 2

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.
2. Complete one self-certification form for each application filed. Present this form with Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	22,715 Sq. Ft.	None	None	22,715 Sq. Ft.	
Lot Width (ft. to the tenth)	Average 113.6 Ft.	None	None	Average 113.6 Ft.	
Lot Occupancy (building area/lot area)			75%	87.3%	12.3%
Floor Area Ratio (FAR) (floor area/lot area)			4.50	4.41	
Parking Spaces (number)		Not required, historic		65	
Loading Berths (number and size in ft.)		Not required, historic		None	
Front Yard (ft. to the tenth)		Not required		None	
Rear Yard (ft. to the tenth)		15.6 Ft.		45 Ft.	
Side Yard (ft. to the tenth)		Not required		None	
Court, Open (width by depth in ft.)		20 Ft width		15'x44.1' – North Portion 6'x92.7' – South Portion	5 Ft. (25%) @ North Portion 14 Ft. (70%) @ South Portion
Court, Closed (width by depth in ft.)		15 Ft. width 350 Sq. Ft.		10'x25' – South Portion	5 Ft. (33%) in width 100 Sq. Ft. (29%) in area
Height (ft. to the tenth)			75 Ft.	75 Ft.	

GDL 195435



PROJECT: CONDOMINIUMS AT 14TH STREET

DEVELOPER: MID CITY DEVELOPMENT, LLC

ARCHITECT: RTKL DC ASSOCIATES P.C.

BZA PREHEARING REVISIONS - MARCH 11, 2003

PROJECT INFORMATION

ZONING DISTRICT: C-3-A / ARTS, GREATER 14TH STREET HISTORIC DISTRICT

SQUARE: 209
LOT: 1 (800 & 801), part of 2 (803), 34, 35, 57-59 (816), 36 (800), and 37 (837)

SITE AREA: 22,715 SF

PARKING SPACES: NORTH PORTION: 33; SOUTH PORTION: 32; TOTAL: 65

RESIDENTIAL UNITS: NORTH PORTION: 37; SOUTH PORTION: 18; TOTAL: 55

AREA TABULATION

NORTH PORTION

	LEVEL	RESIDENTIAL	COMMERCIAL / RETAIL	PARKING	OTHER	TOTAL	
ABOVE GRADE	PENTHOUSE/ ROOF STRUCTURE				1,750 SF	1,750 SF	
	6	5,490 SF				5,490 SF	
	5	5,780 SF				5,780 SF	
	4	9,670 SF				9,670 SF	
	3	11,470 SF				11,470 SF	
	2	11,470 SF				11,470 SF	
	1	1,540 SF	5,020 SF	4,650 SF	1,290 SF	12,500 SF	56,550 SF
BELOW GRADE	P1			7,030 SF		7,030 SF	
	P2			6,600 SF		6,600 SF	
							13,630 SF
		45,900 SF	5,020 SF	18,280 SF	3,040 SF	71,940 SF	

SOUTH PORTION

	LEVEL	RESIDENTIAL	RETAIL	COMMERCIAL / OFFICE	PARKING	OTHER	TOTAL	
ABOVE GRADE	PENTHOUSE/ ROOF STRUCTURE				2,490 SF		2,490 SF	
	6	5,900 SF					5,900 SF	
	5	5,900 SF					5,900 SF	
	4	6,430 SF					6,430 SF	
	3	6,600 SF		1,420 SF			8,020 SF	
	2	6,600 SF		1,420 SF			8,020 SF	
	1	2,580 SF	6,270 SF		530 SF	1,530 SF	6,380 SF	43,650 SF
BELOW GRADE	P1				6,910 SF	1,530 SF	8,140 SF	
	P2				6,550 SF		6,550 SF	
								14,690 SF
		34,010 SF	6,270 SF	2,840 SF	13,190 SF	4,550 SF	60,830 SF	

TOTAL

LEVEL	GROSS AREA	
PENTHOUSE/ ROOF STRUCTURE	4,240 SF	
6	11,390 SF	
5	11,680 SF	
4	16,100 SF	
3	19,490 SF	
2	19,490 SF	
1	21,880 SF	
COVERED WALKWAY	80 SF	100,270 SF
P1	14,140 SF	
P2	11,790 SF	
		28,320 SF
	132,830 SF	

DRAWING INDEX

00.00 COVER
00.11 DRAWING INDEX, PROJECT & ZONING INFORMATION
00.12 SITE PLAN

30.1P2 NORTH PORTION - P2 LEVEL PLAN
30.1P1 NORTH PORTION - P1 LEVEL PLAN
30.11 NORTH PORTION - GROUND LEVEL PLAN
30.12 NORTH PORTION - SECOND LEVEL PLAN
30.13 NORTH PORTION - THIRD LEVEL PLAN
30.14 NORTH PORTION - FOURTH LEVEL PLAN
30.15 NORTH PORTION - FIFTH LEVEL PLAN
30.16 NORTH PORTION - SIXTH LEVEL PLAN
30.17 NORTH PORTION - PENTHOUSE / ROOF PLAN
30.18 NORTH PORTION - ROOF PLAN

30.2P2 SOUTH PORTION - P2 LEVEL PLAN
30.2P1 SOUTH PORTION - P1 LEVEL PLAN
30.21 SOUTH PORTION - GROUND LEVEL PLAN
30.22 SOUTH PORTION - SECOND LEVEL PLAN
30.23 SOUTH PORTION - THIRD LEVEL PLAN
30.24 SOUTH PORTION - FOURTH LEVEL PLAN
30.25 SOUTH PORTION - FIFTH LEVEL PLAN
30.26 SOUTH PORTION - SIXTH LEVEL PLAN
30.27 SOUTH PORTION - PENTHOUSE / ROOF PLAN
30.28 SOUTH PORTION - ROOF PLAN

33.11 NORTH PORTION - NORTH ELEVATION
33.12 NORTH PORTION - EAST ELEVATION
33.13 NORTH PORTION - SOUTH ELEVATION

33.21 SOUTH PORTION - SOUTH ELEVATION
33.22 SOUTH PORTION - EAST ELEVATION
33.23 SOUTH PORTION - NORTH ELEVATION

34.11 NORTH PORTION - BUILDING SECTION
34.12 NORTH PORTION - BUILDING SECTION

34.21 SOUTH PORTION - BUILDING SECTION
34.22 SOUTH PORTION - BUILDING SECTION

ZONING INFORMATION

SECTION NO.	ZONING REGULATIONS	REQUIREMENT	PROVIDED	NOTE
411.7	ROOF STRUCTURE ALLOWABLE FAR INCREASE	.37	.19	
411.8	ROOF STRUCTURE MAXIMUM AREA	NO REQUIREMENT	NORTH PORTION: 32% SOUTH PORTION: 42%	PROJECT HAS NO LIMITATION ON THE NUMBER OF STORIES. NO REQUIREMENTS APPLY.
770.1 & 1902.1	BUILDING HEIGHT	75'-0" MAX. 83.5' TO HIGHEST ROOF STRUCTURE	75'-0" TO PARAPET ENTRANCE TOWER @ 83.5'	
770.6	PENTHOUSE	18'-6" MAX. 1:1 SETBACK RATIO	9'-6" @ NORTH PORTION 9'-6" @ SOUTH PORTION	
771 & 1904.3	FAR RESIDENTIAL OTHER TOTAL	4.5 2.5 4.5	3.50 .91 4.41	
772	LOT OCCUPANCY *	75%	67.3%	CALCULATED ON A HORIZONTAL PLANE LOCATED AT THE LOWEST LEVEL WHERE RESIDENTIAL USES BEGIN, INCLUDING BALCONY PROJECTIONS.
773	RESIDENTIAL RECREATION SPACE *	15% OF GFA DEVOTED TO RESIDENTIAL USE	0.4% OUTDOOR 1.9% INDOOR 2.3% TOTAL	RESIDENTIAL RECREATION SPACE BREAKDOWN: OUTDOOR SPACES: NORTH PORTION ROOF TERRACE 350 SF TOTAL OUTDOOR SPACE 350 SF INDOOR SPACES: NORTH PORTION LOBBY 670 SF SOUTH PORTION MULTI-PURPOSE ROOM (GROUND LEVEL) 290 SF SOUTH PORTION LOBBY 580 SF TOTAL INDOOR SPACE 1,530 SF
			17.0%	PRIVATE RESIDENTIAL RECREATION OUTDOOR SPACES: NORTH PORTION PRIVATE BALCONIES: 760 SF PRIVATE ROOF TERRACES: 7,090 SF SOUTH PROTION PRIVATE BALCONIES: 940 SF PRIVATE ROOF TERRACES: 4,760 SF TOTAL: 13,550 SF

SECTION NO.	ZONING REGULATIONS	REQUIREMENT	PROVIDED	NOTE
774	REAR YARD	16'-7"	40' FROM CENTER LINE OF P STREET	
775	SIDE YARD	NOT REQUIRED	NONE PROVIDED	
776	COURT *	MINIMUM WIDTH OF 15' OR 4" PER FT IN HEIGHT, WHICHEVER IS GREATER. REQUIREMENT FOR THIS PROJECT IS 20'.	NORTH PORTION: 15'-0" WIDTH & 810 SF (2ND LEVEL AND ABOVE)	NORTH PORTION: COURT WIDTH IS 15'-0" AT LOCATIONS MEASURED TO THE EDGE OF PROJECTED BALCONIES. COURT WIDTH IS 15'-0" AT LOCATIONS MEASURED TO THE BUILDING FACE.
			SOUTH PORTION: 6'-0" WIDTH & 990 SF (2ND LEVEL AND ABOVE)	SOUTH PORTION: COURT WIDTH IS 6'-0" AT LOCATIONS MEASURED TO THE EDGE OF PROJECTED BALCONIES. COURT WIDTH IS 12'-0" AT LOCATIONS MEASURED TO THE BUILDING FACE.
		350 SF MIN. FOR CLOSED COURT	SOUTH PORTION 10'-0" WIDTH & 250 SF (GROUND LEVEL)	AREA OF COURT CONSISTS OF AREA OPEN TO THE SKY, UNOBSTRUCTED BY PROJECTED BALCONIES.
1901	GROUND LEVEL RETAIL	50% MIN.	51.6%	
2100.5	OFF-STREET PARKING	NO REQUIREMENT	65	PROJECT IS ADDITION TO CONTRIBUTING BUILDINGS IN A HISTORIC DISTRICT; NO REQUIREMENTS APPLY.
2115	COMPACT PARKING SPACES	NO REQUIREMENT	47	PROJECT IS ADDITION TO CONTRIBUTING BUILDINGS IN A HISTORIC DISTRICT; NO REQUIREMENTS APPLY.
2301.2	GARAGE ENTRANCE	40'-0" MIN. FROM INTERSECTION	APPROX. 135' FROM 14TH AND CHURCH STREET INTERSECTION ON CHURCH STREET	
2200.5	LOADING BERTHS	NO REQUIREMENT	NONE PROVIDED	PROJECT IS ADDITION TO CONTRIBUTING BUILDINGS IN A HISTORIC DISTRICT; NO REQUIREMENTS APPLY.

GENERAL NOTES

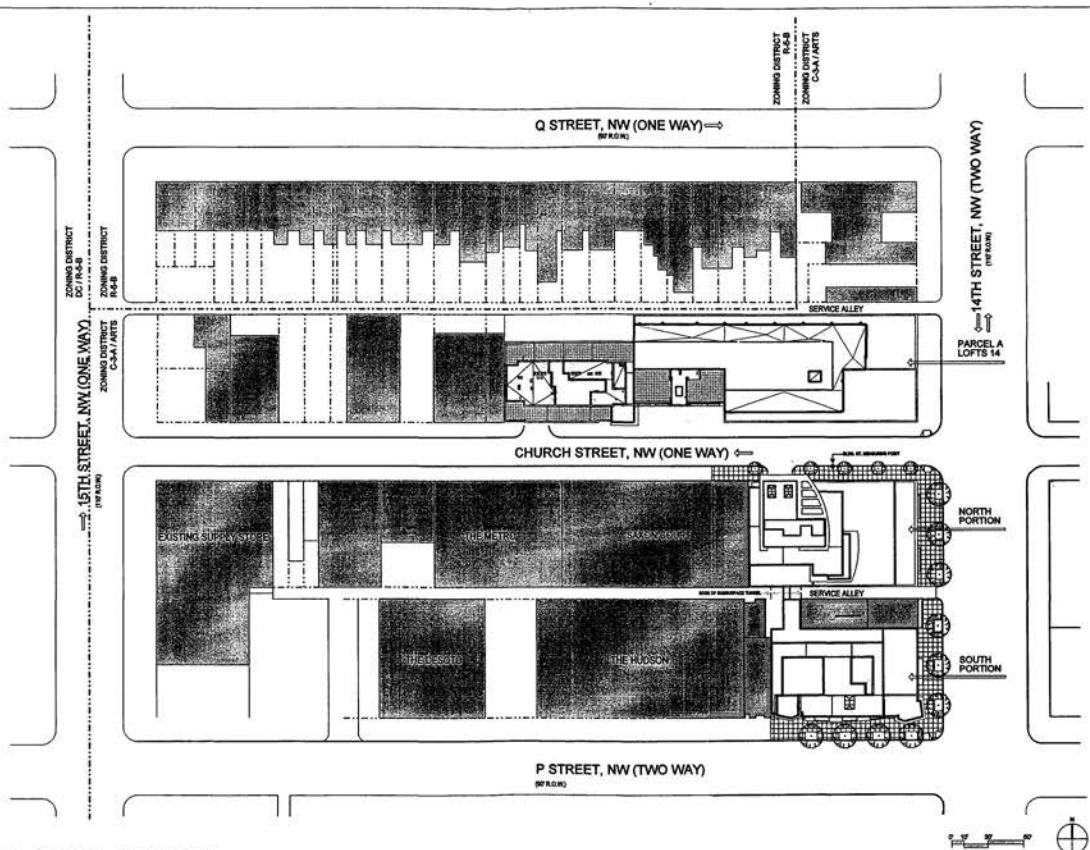
1. ITEMS MARKETED WITH * INDICATE ISSUES REQUIRING RELIEF TO BE SOUGHT FROM THE BZA.
2. AREA TABULATIONS AND DIMENSIONS ARE APPROXIMATE CALCULATIONS BASED ON CURRENT DESIGN AND ARE SUBJECT TO CHANGE PENDING ON FINAL LAYOUT.
3. NUMBER OF UNITS AND PARKING SPACES PROVIDED ARE SUBJECT TO CHANGE PENDING ON FINAL LAYOUT.

CONDOMINIUMS AT 14th STREET

INDEX, PROJECT AND ZONING INFORMATION | 00.11

BZA PREHEARING REVISIONS MARCH 11, 2003

RTKL DC Associates PC

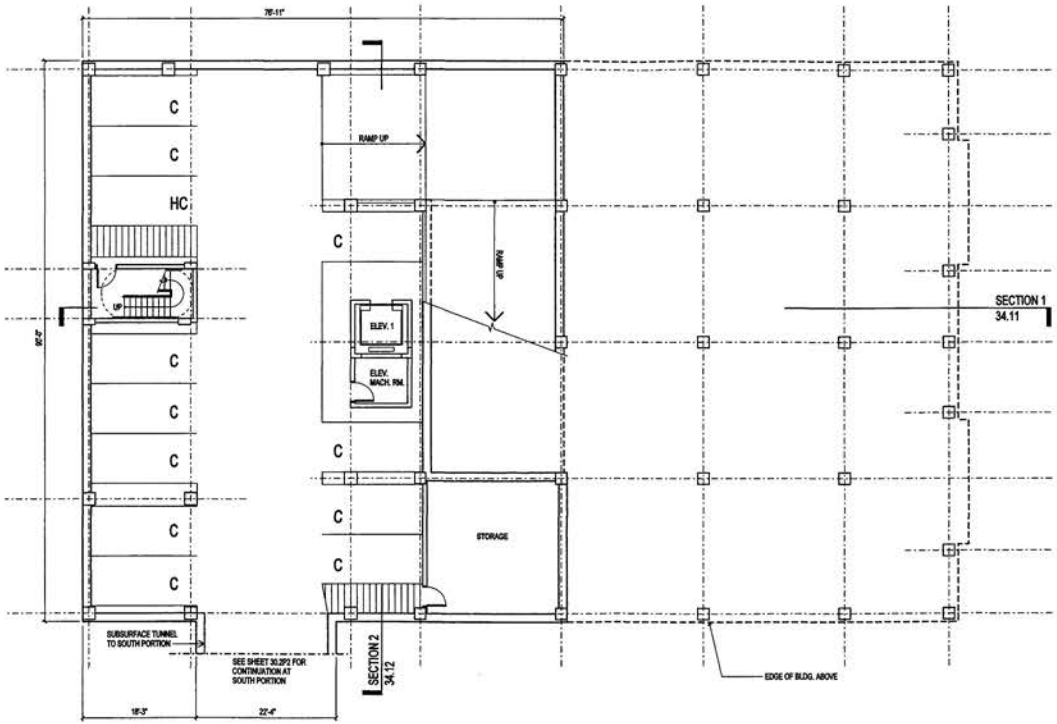


CONDOMINIUMS AT 14th STREET

SITE PLAN | 00.12

BZA SET JANUARY 24, 2003

RTKL DC Associates PC



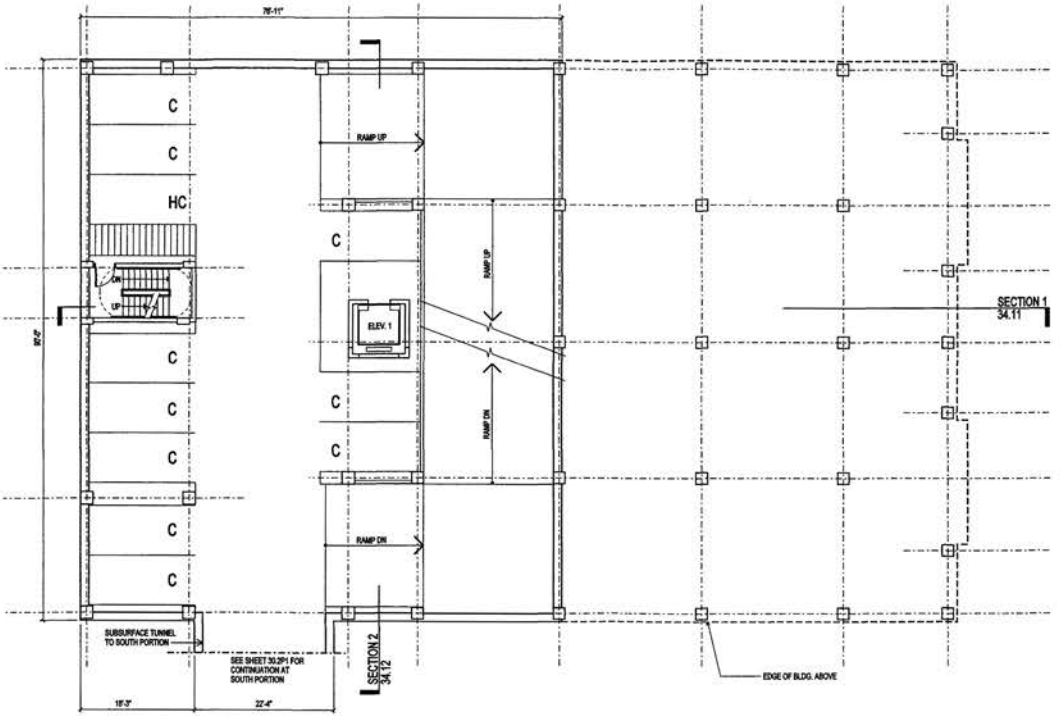
CONDOMINIUMS AT 14th STREET
NORTH PORTION

P2 LEVEL PLAN | 30.1P2

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA SET JANUARY 24, 2003



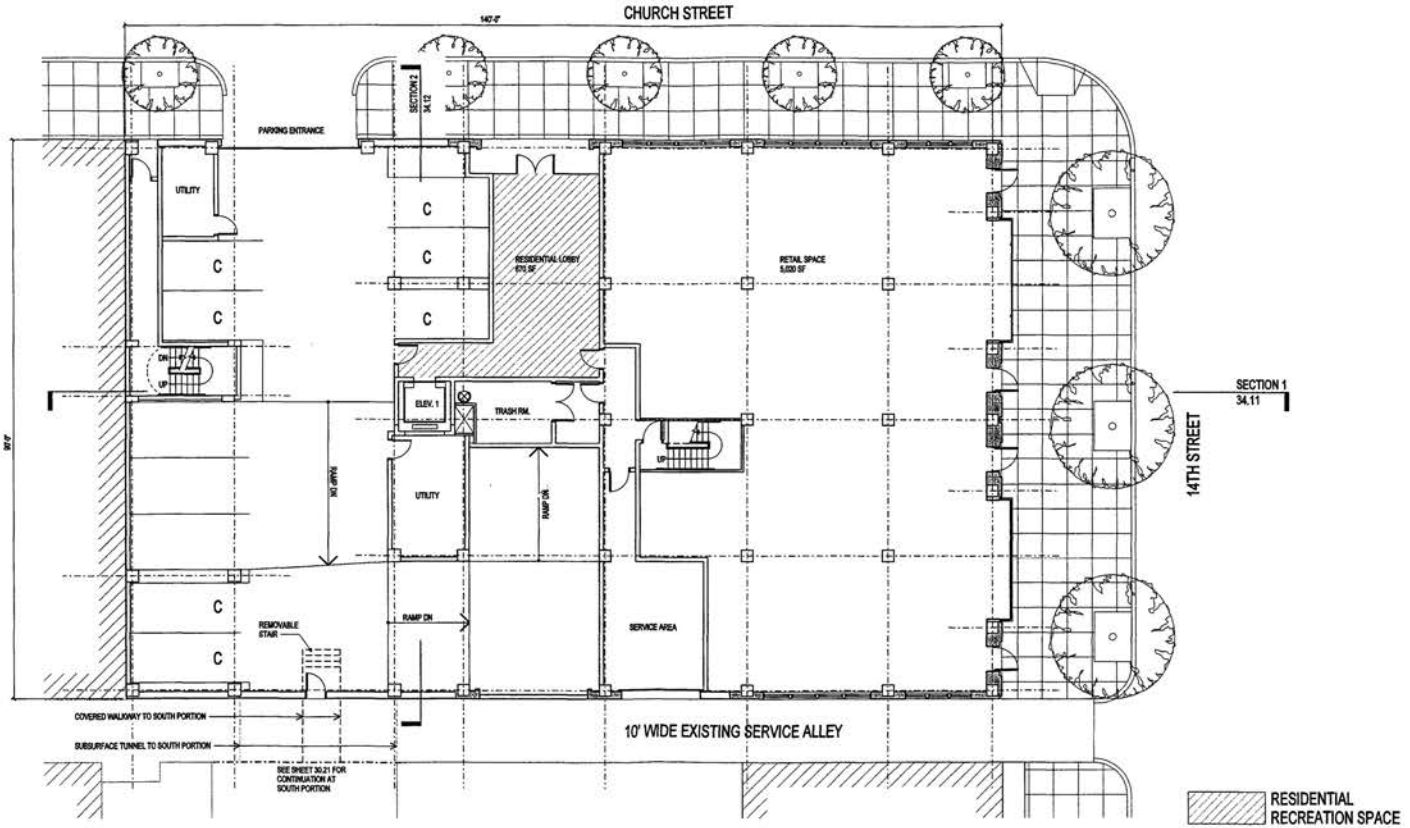
CONDOMINIUMS AT 14th STREET
NORTH PORTION

P1 LEVEL PLAN | 30.1P1

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA SET JANUARY 24, 2003



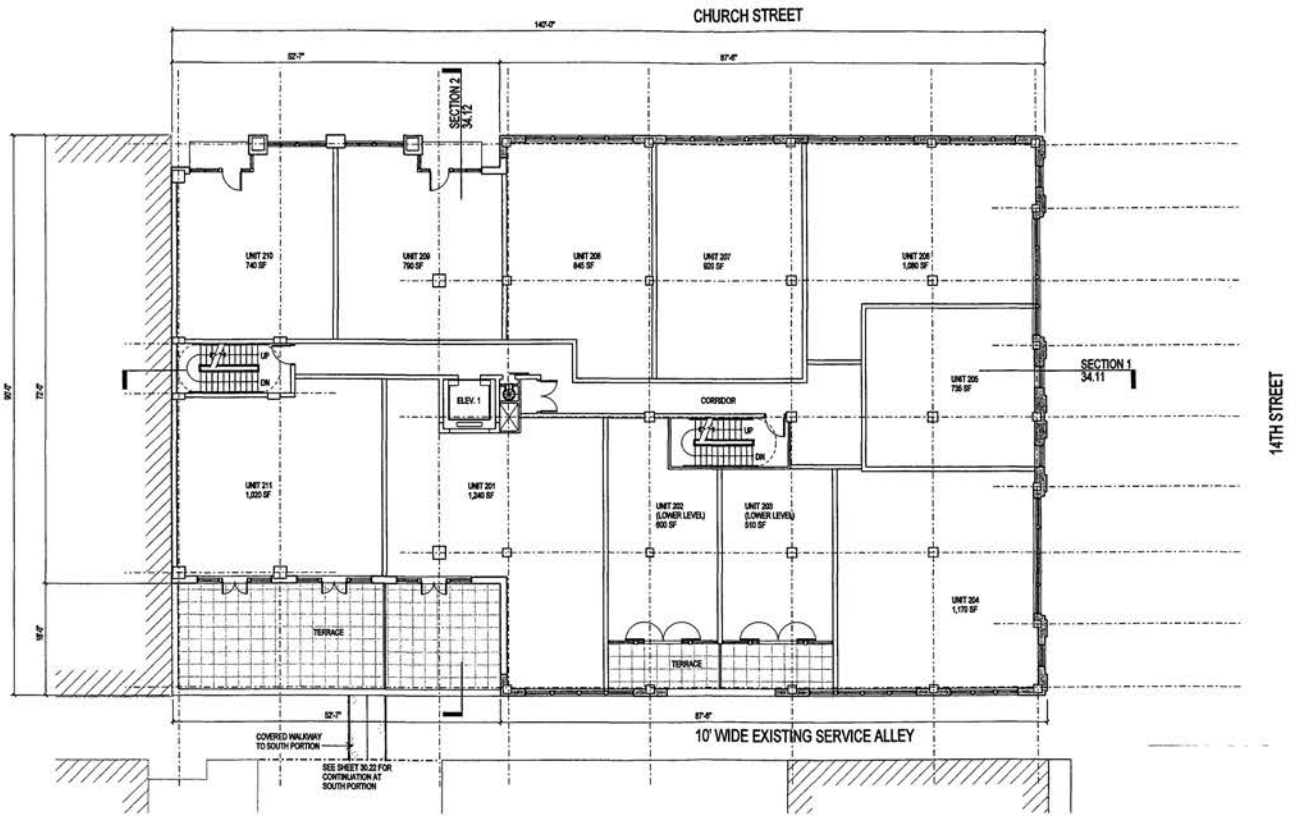
CONDOMINIUMS AT 14th STREET
NORTH PORTION

GROUND LEVEL PLAN | 30.11

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA SET JANUARY 24, 2003

RTKL DC Associates PC



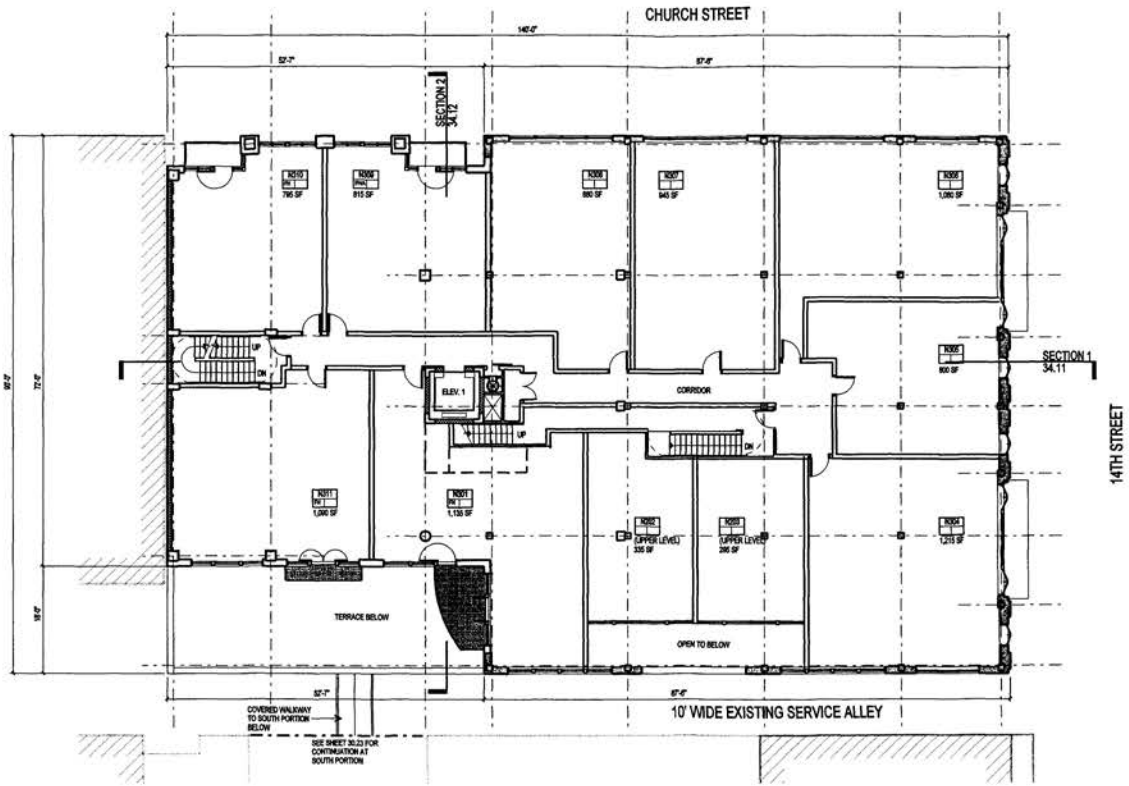
CONDOMINIUMS AT 14th STREET
NORTH PORTION

SECOND LEVEL PLAN | 30.12

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA SET JANUARY 24, 2003

RTKL DC Associates PC



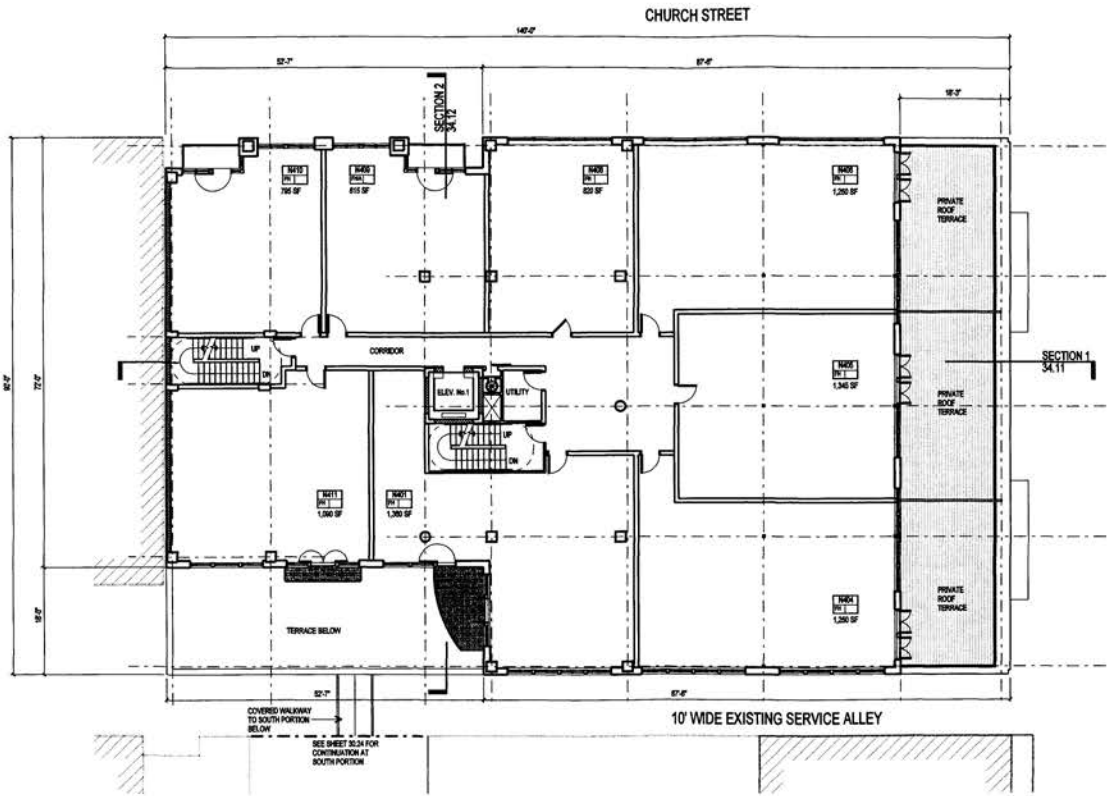
CONDOMINIUMS AT 14th STREET
NORTH PORTION

THIRD LEVEL PLAN | 30.13

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA PREHEARING REVISIONS MARCH 11, 2003

RTKL DC Associates PC



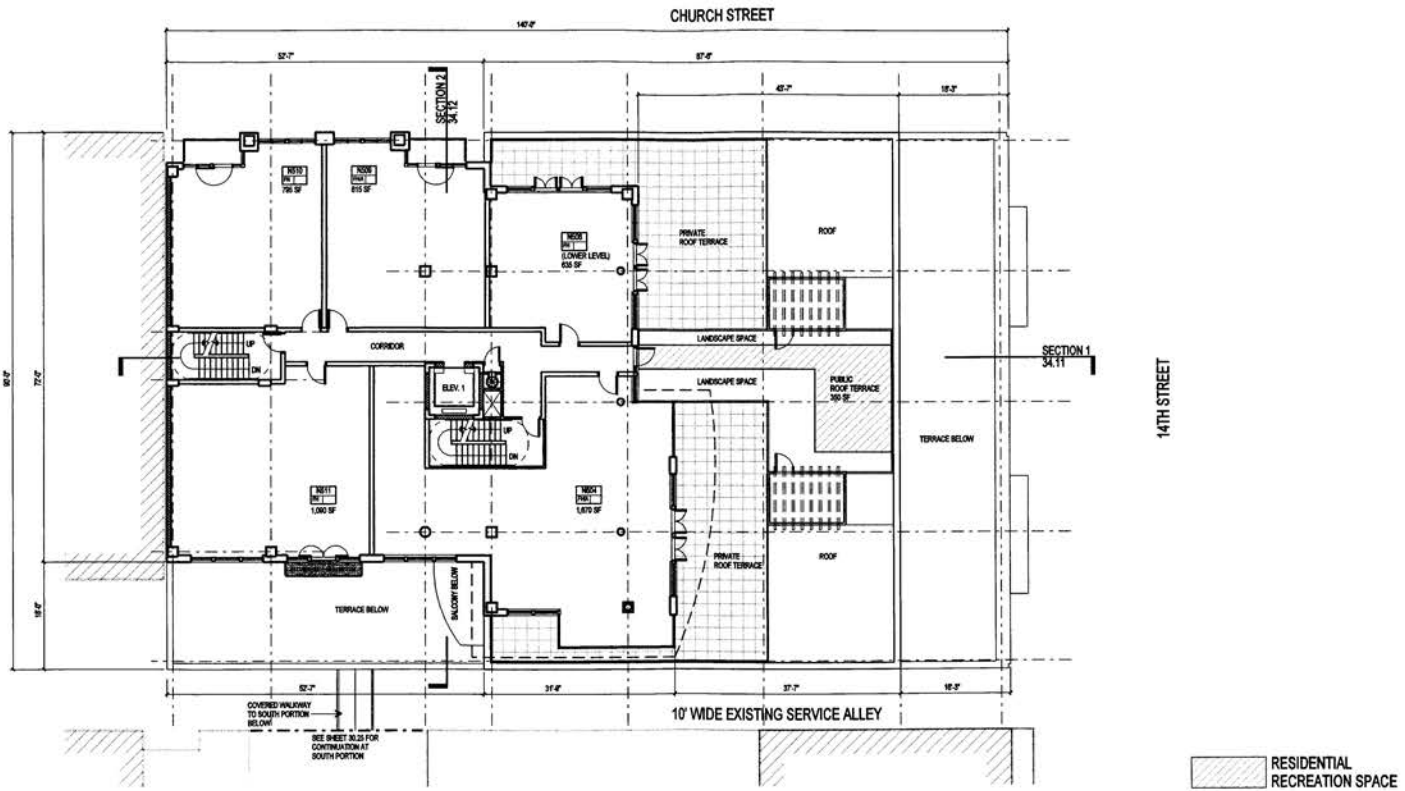
CONDOMINIUMS AT 14th STREET
NORTH PORTION

FOURTH LEVEL PLAN | 30.14

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA PREHEARING REVISIONS MARCH 11, 2003

RTKL DC Associates PC



CONDOMINIUMS AT 14th STREET
NORTH PORTION

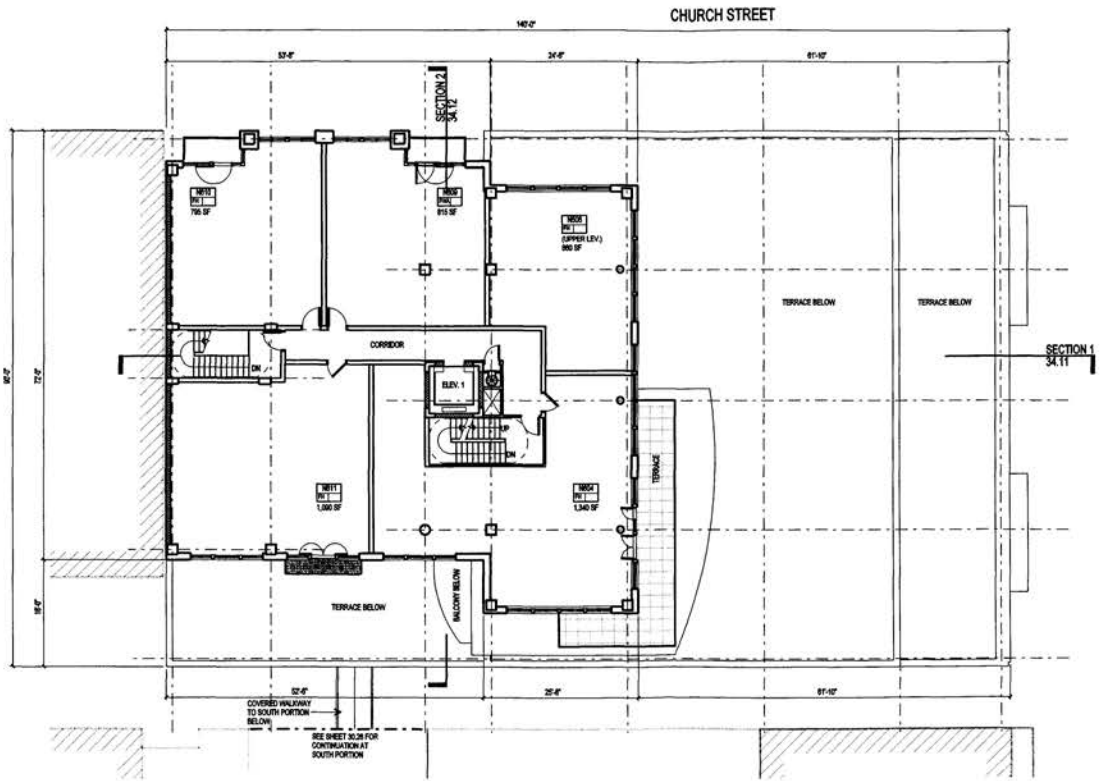
FIFTH LEVEL PLAN

30.15

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA PREHEARING REVISIONS MARCH 11, 2003

RTKL DC Associates PC

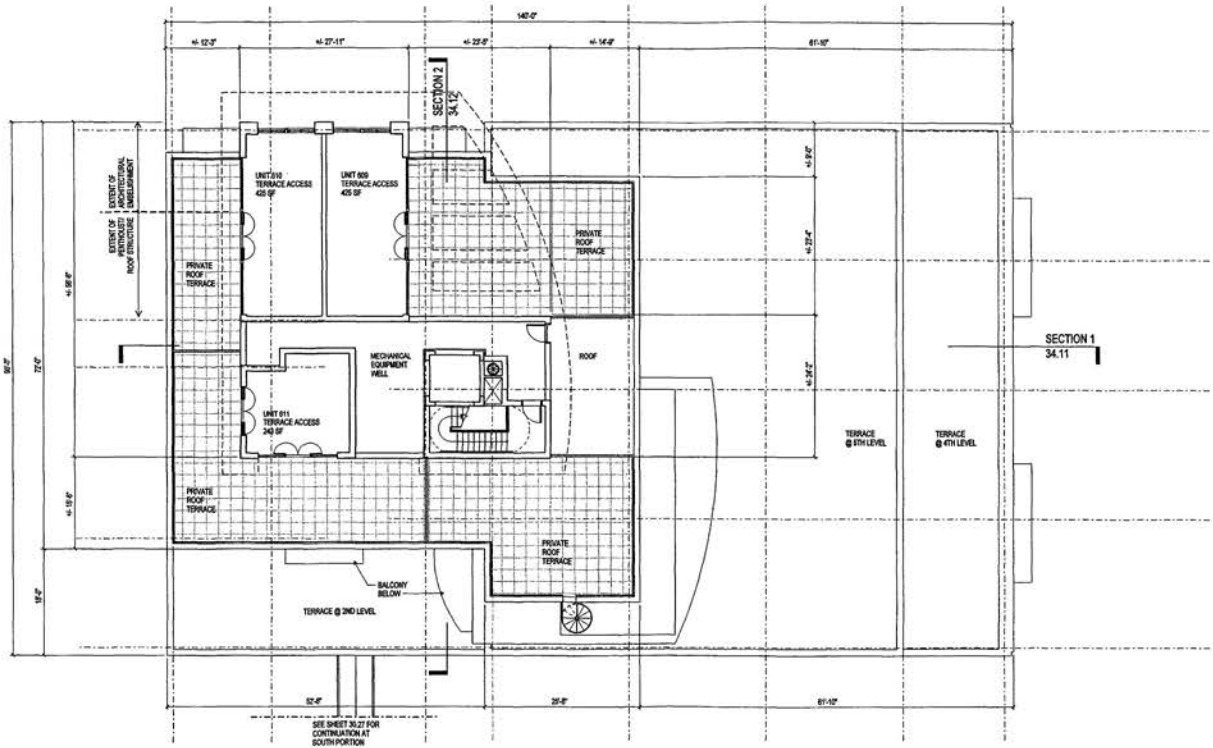


CONDOMINIUMS AT 14th STREET
NORTH PORTION

SIXTH LEVEL PLAN | 30.16

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32' BZA PREHEARING REVISIONS MARCH 11, 2003



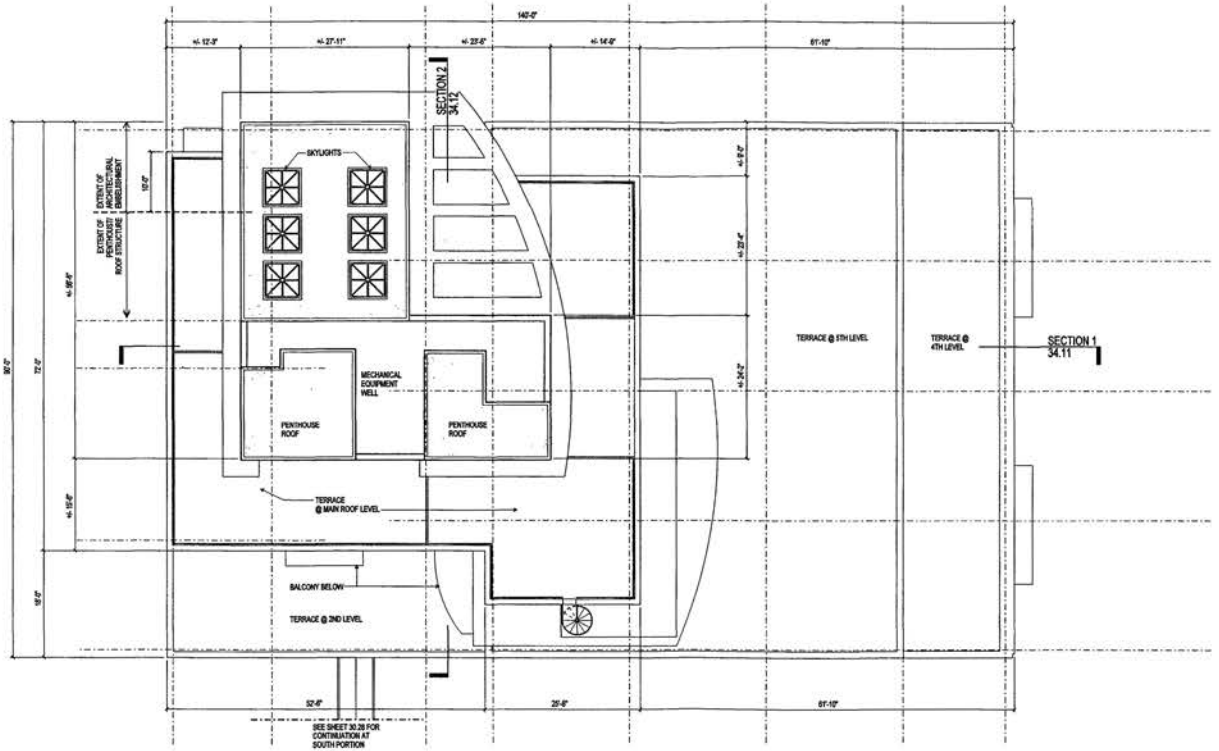
CONDOMINIUMS AT 14th STREET
NORTH PORTION

TERRACE LEVEL PLAN | 30.17

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA PREHEARING REVISIONS MARCH 11, 2003

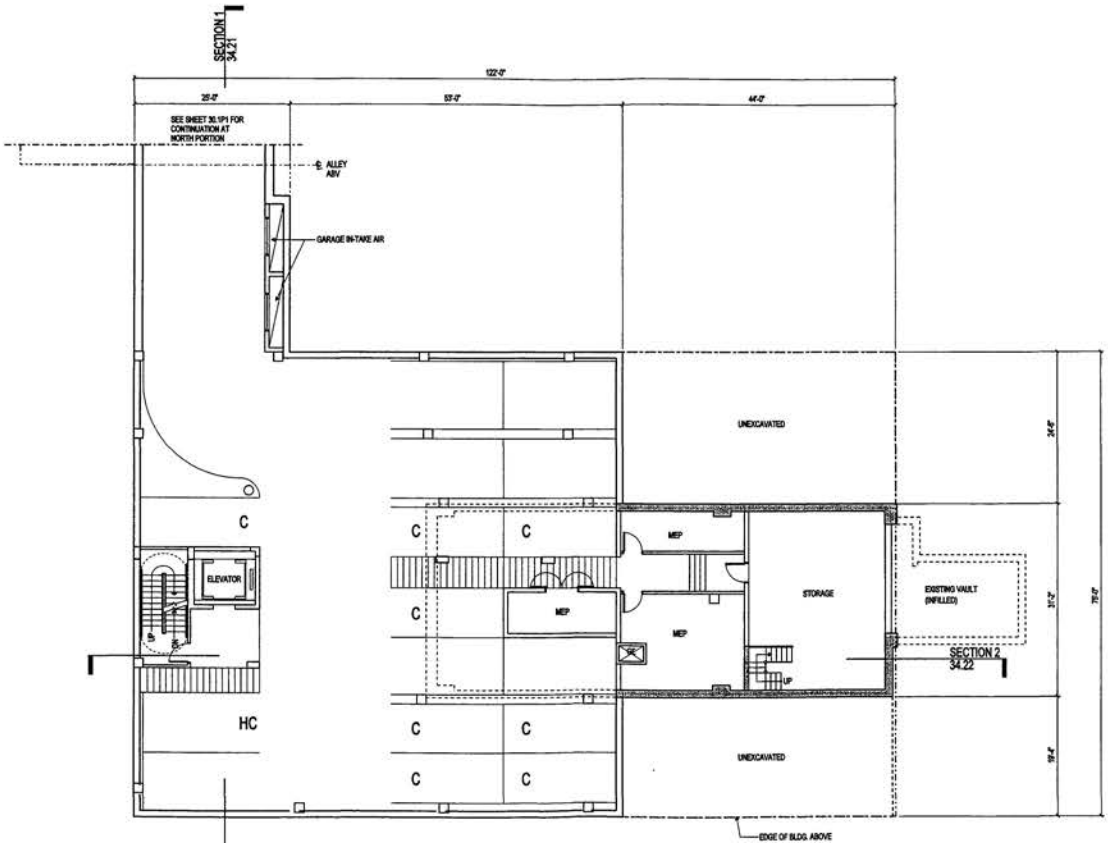


CONDOMINIUMS AT 14th STREET
NORTH PORTION

ROOF PLAN | 30.18

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32' BZA PREHEARING REVISIONS MARCH 11, 2003



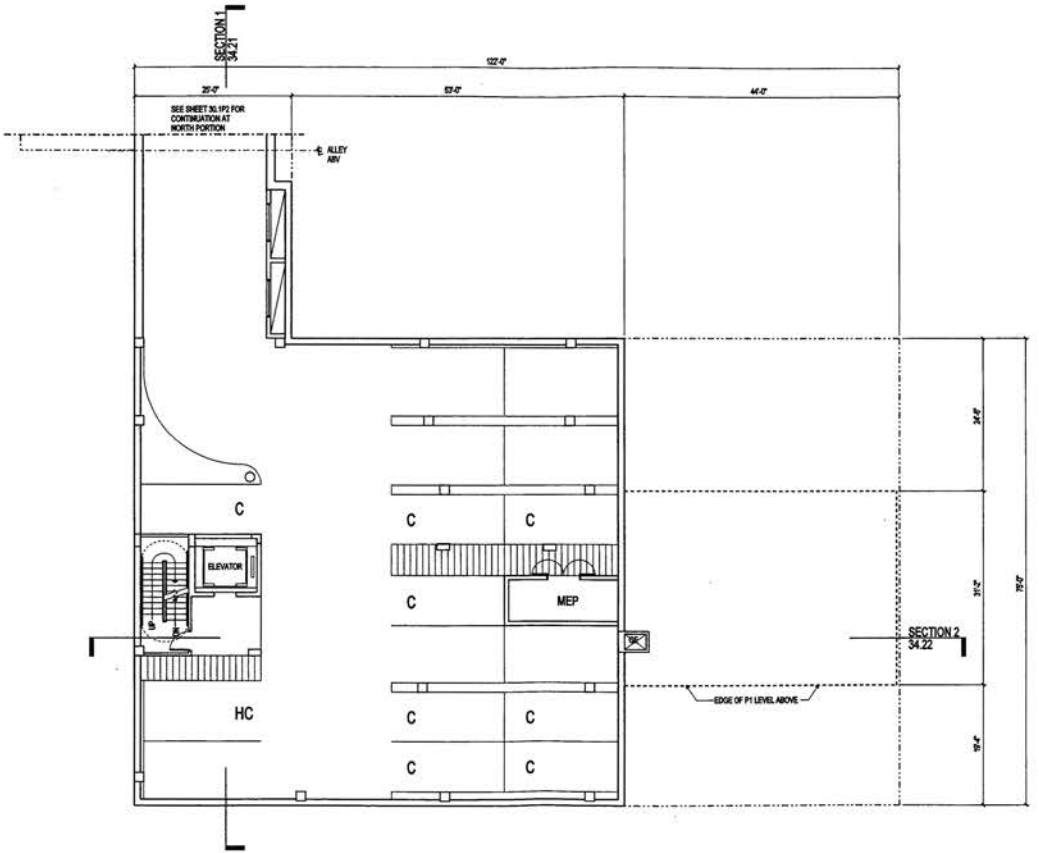
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

P1 LEVEL PLAN | 30.2P1

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA SET JANUARY 24, 2003



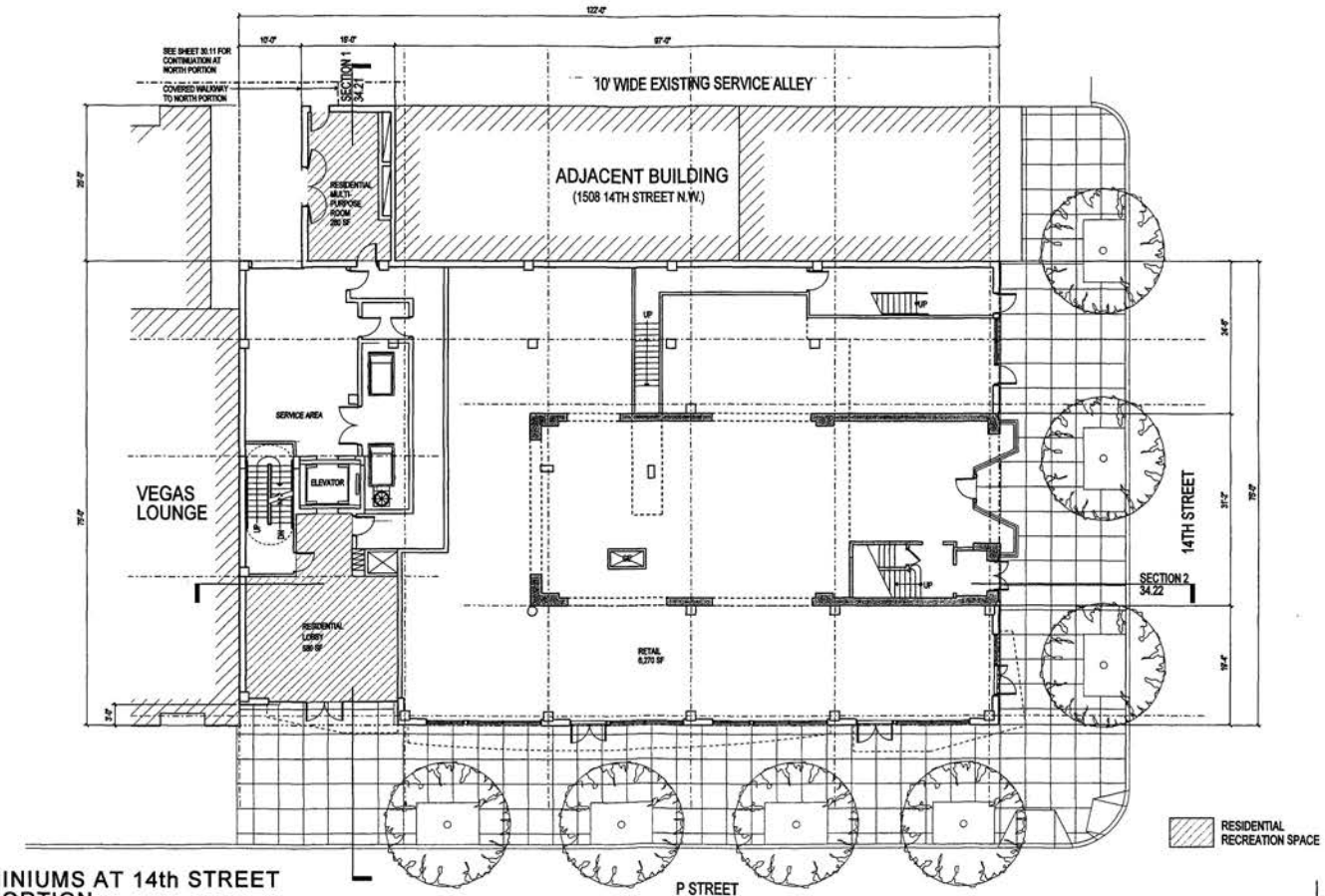
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

P2 LEVEL PLAN | 30.2P2

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA SET JANUARY 24, 2003



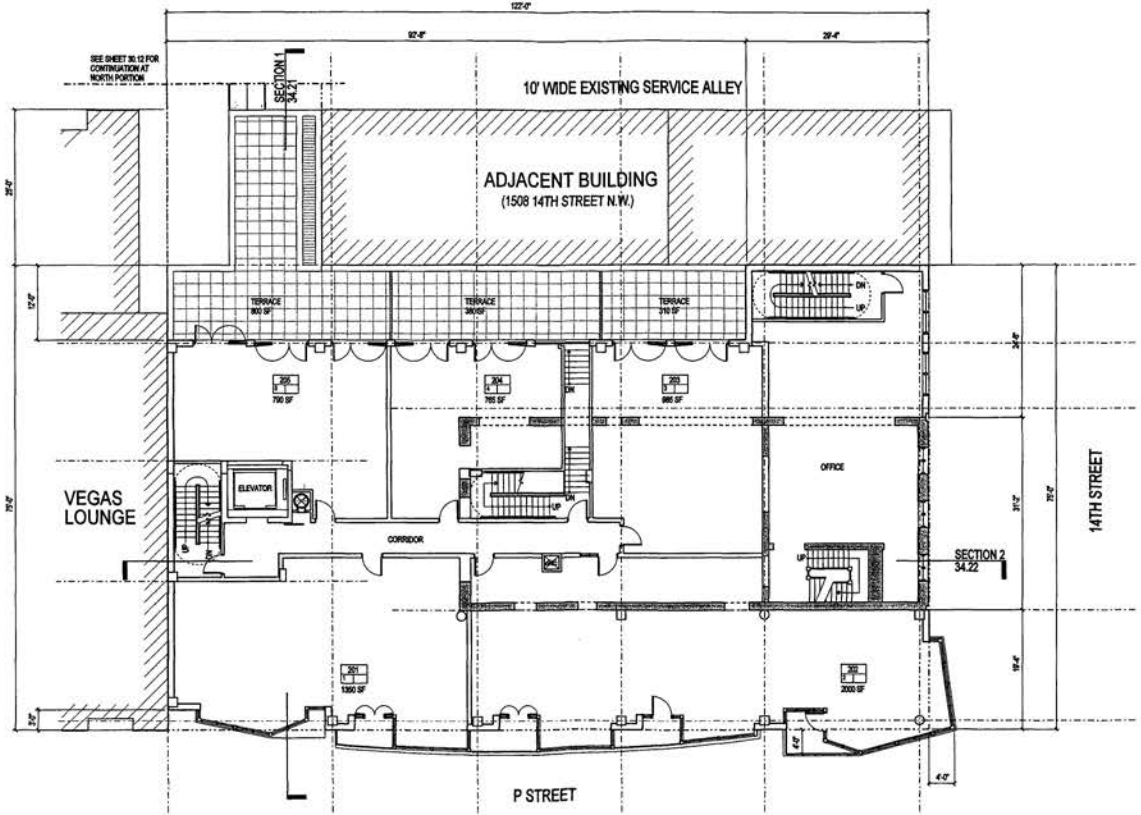
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

GROUND LEVEL PLAN | 30.21

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA SET JANUARY 24, 2003



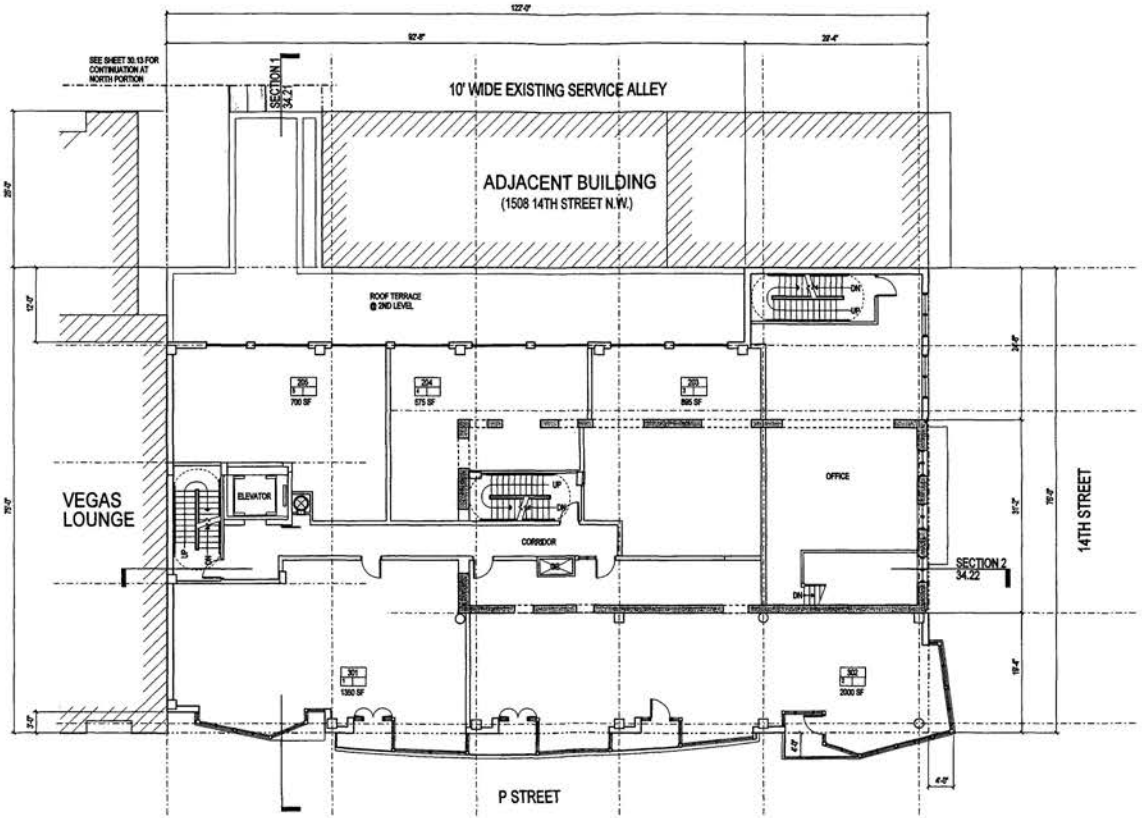
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

SECOND LEVEL PLAN | 30.22

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA SET JANUARY 24, 2003



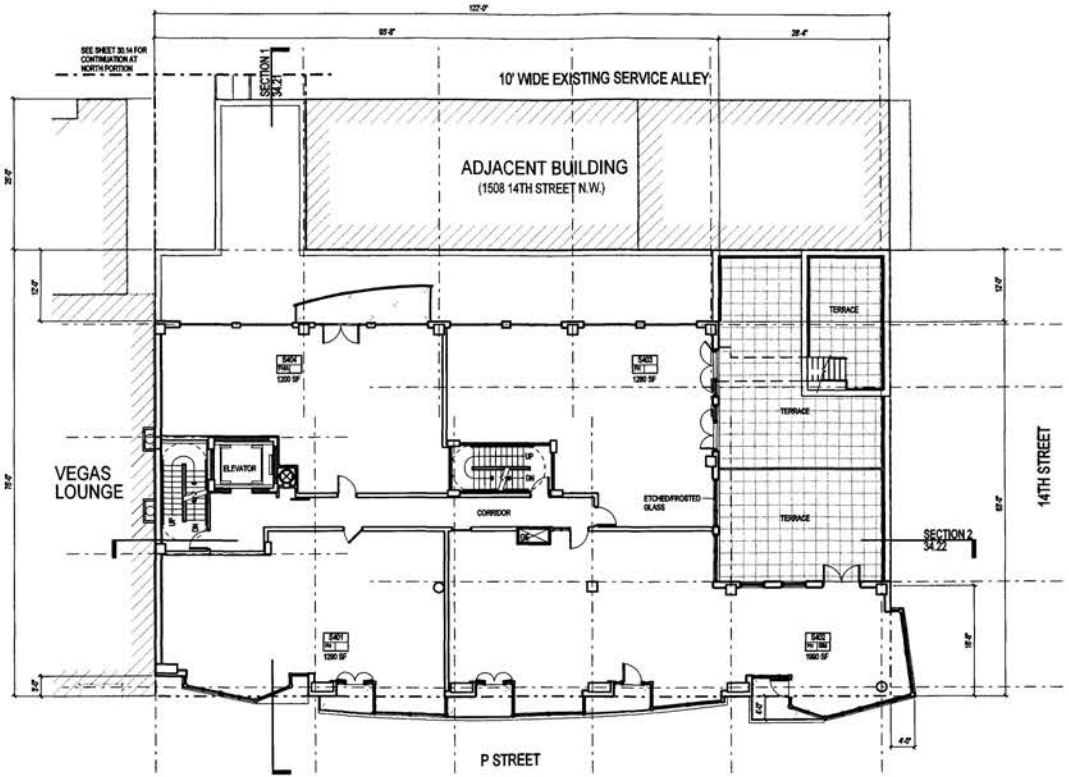
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

THIRD LEVEL PLAN | 30.23

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA SET JANUARY 24, 2003



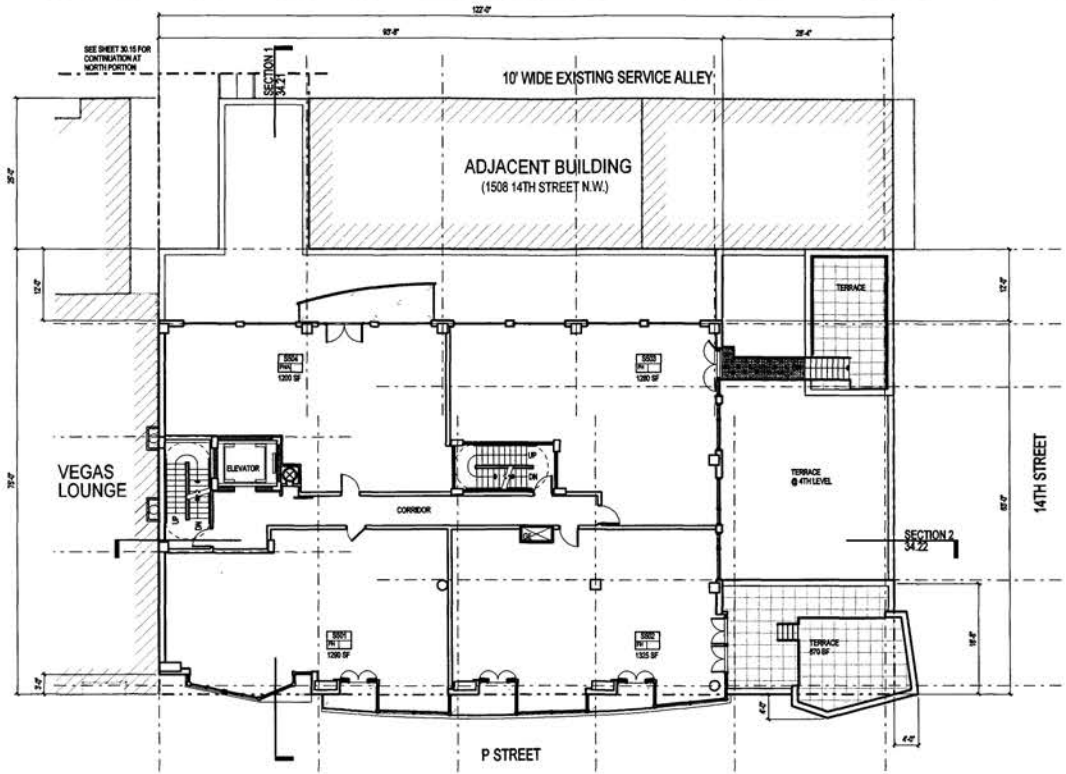
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

FOURTH LEVEL PLAN | 30.24

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA PREHEARING REVISIONS MARCH 11, 2003



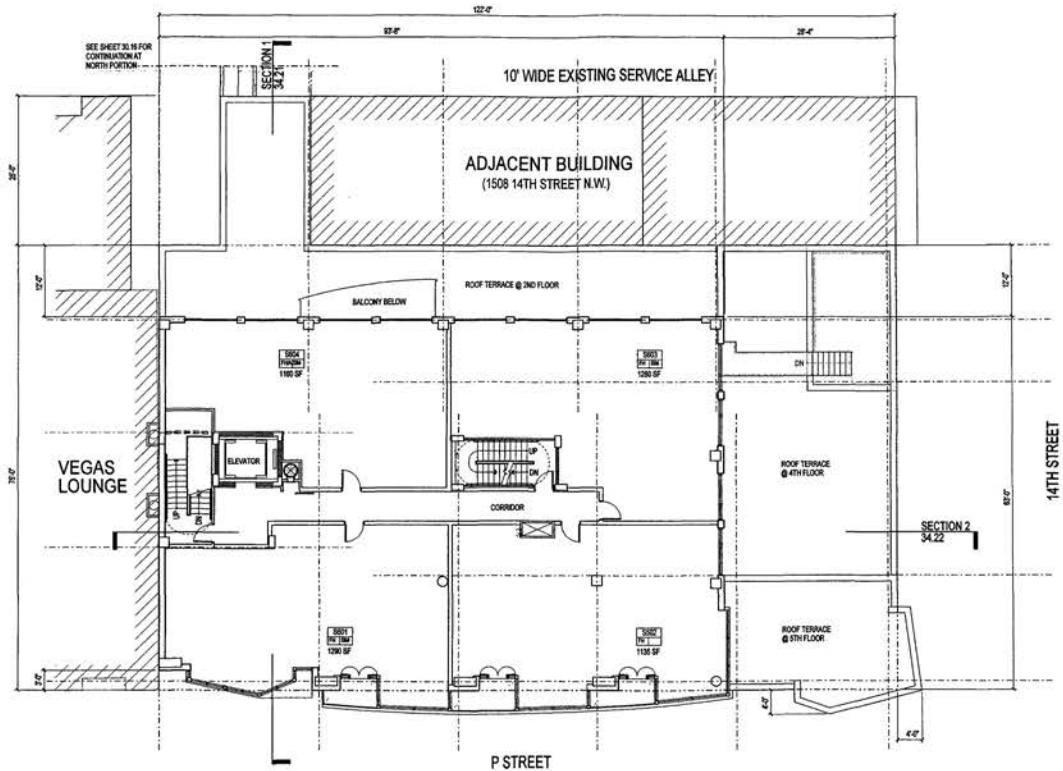
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

FIFTH LEVEL PLAN | 30.25

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA PREHEARING REVISIONS MARCH 11, 2003



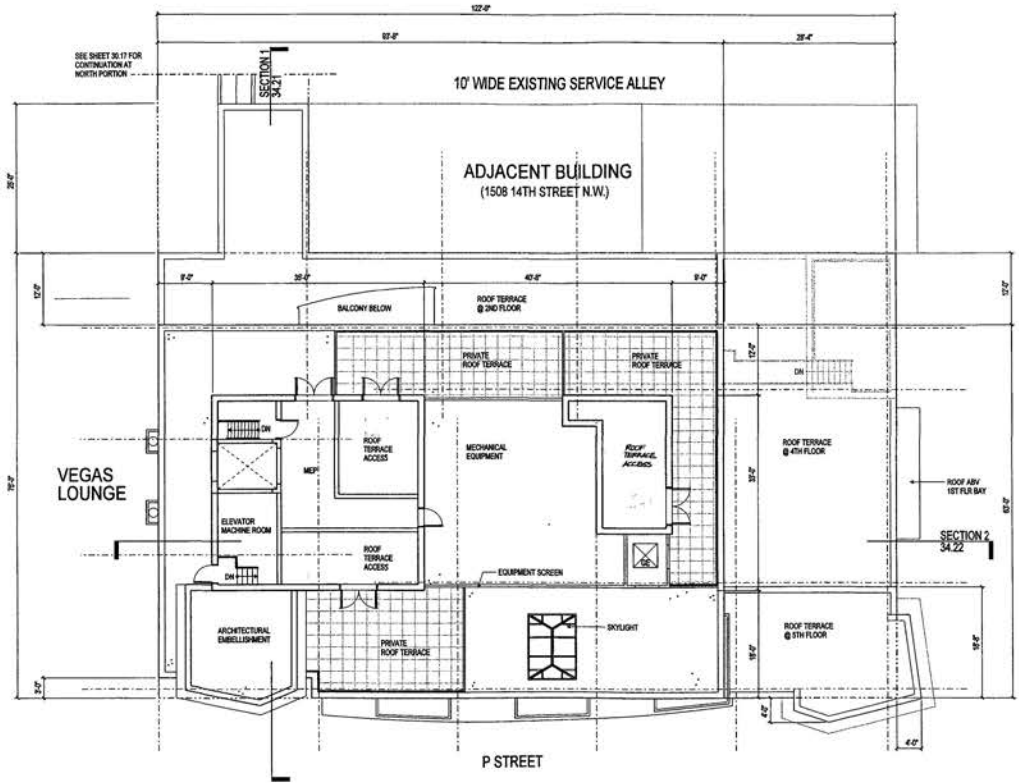
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

SIXTH LEVEL PLAN | 30.26

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

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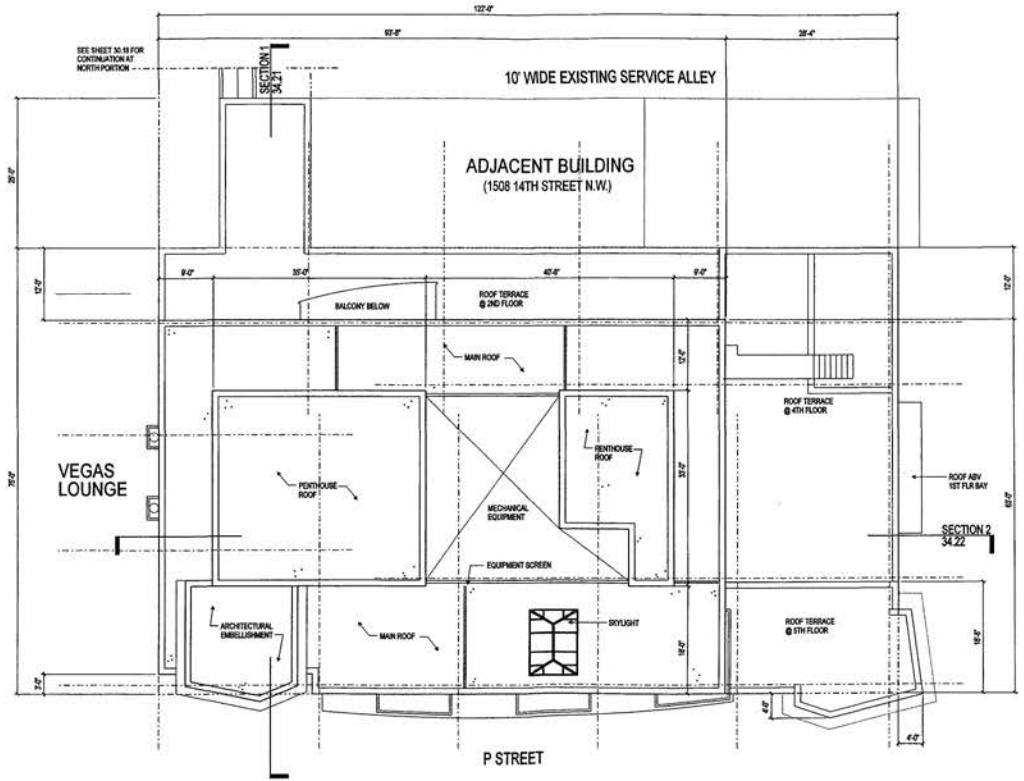
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

ROOF LEVEL PLAN | 30.27

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA PREHEARING REVISIONS MARCH 11, 2003



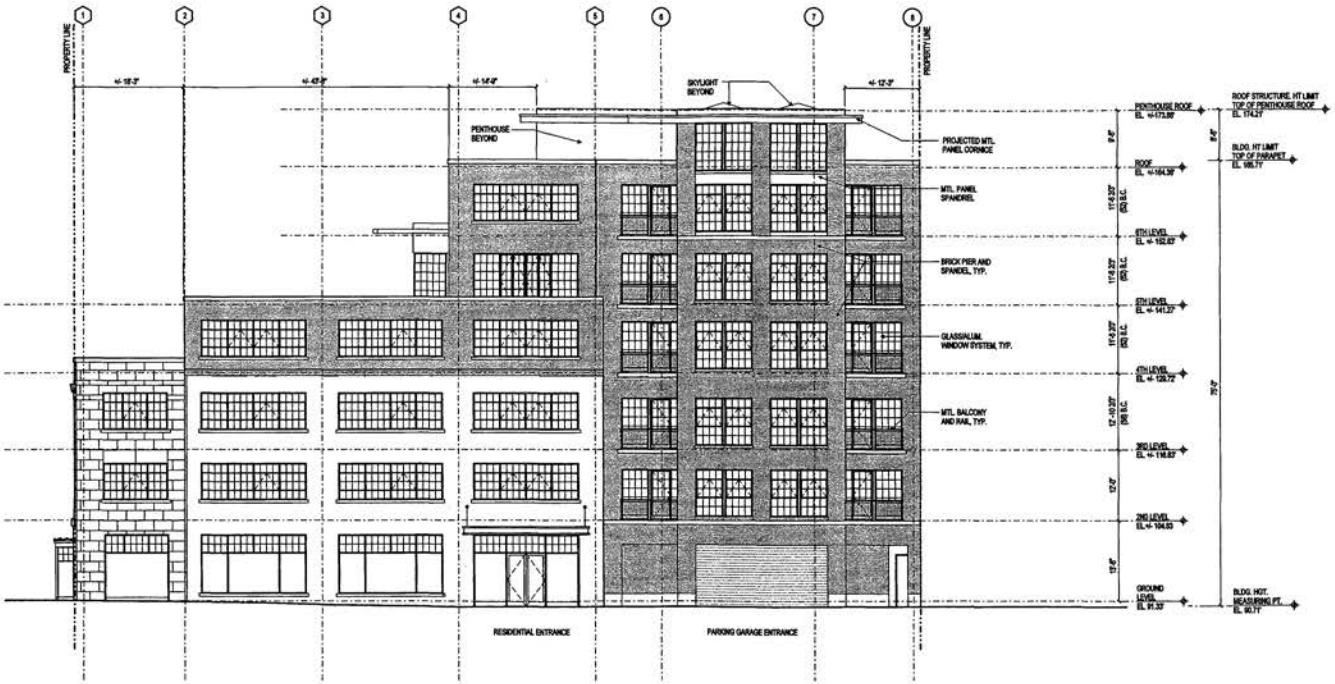
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

ROOF PLAN | 30.28

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA PREHEARING REVISIONS MARCH 11, 2003

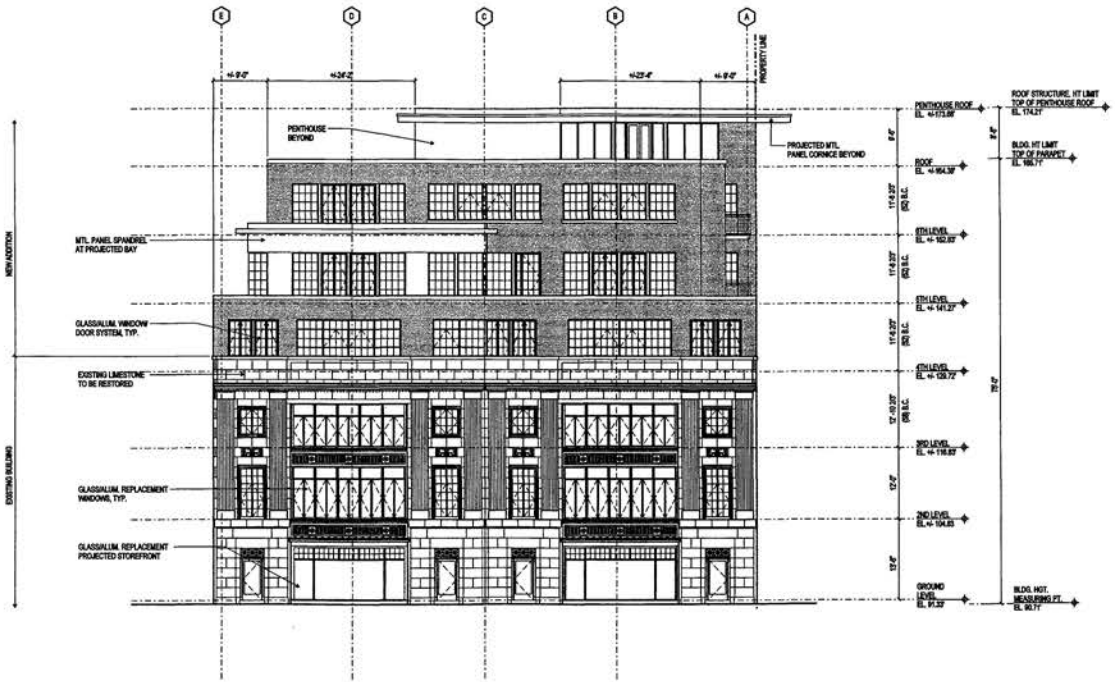


CONDOMINIUMS AT 14th STREET
NORTH PORTION

NORTH ELEVATION | 33.11

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32' BZA PREHEARING REVISIONS MARCH 11, 2003



CONDOMINIUMS AT 14th STREET
NORTH PORTION

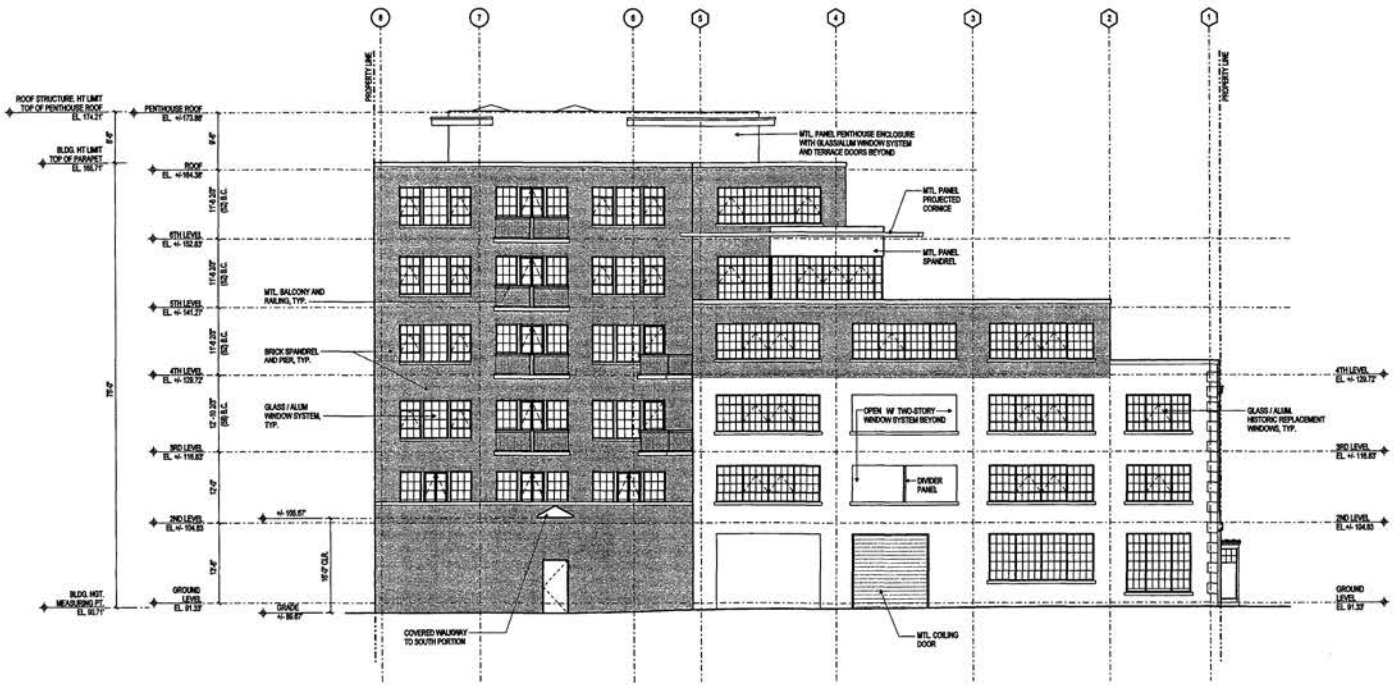
EAST ELEVATION

33.12

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA PREHEARING REVISIONS MARCH 11, 2003

RTKL DC Associates PC



CONDOMINIUMS AT 14th STREET
NORTH PORTION

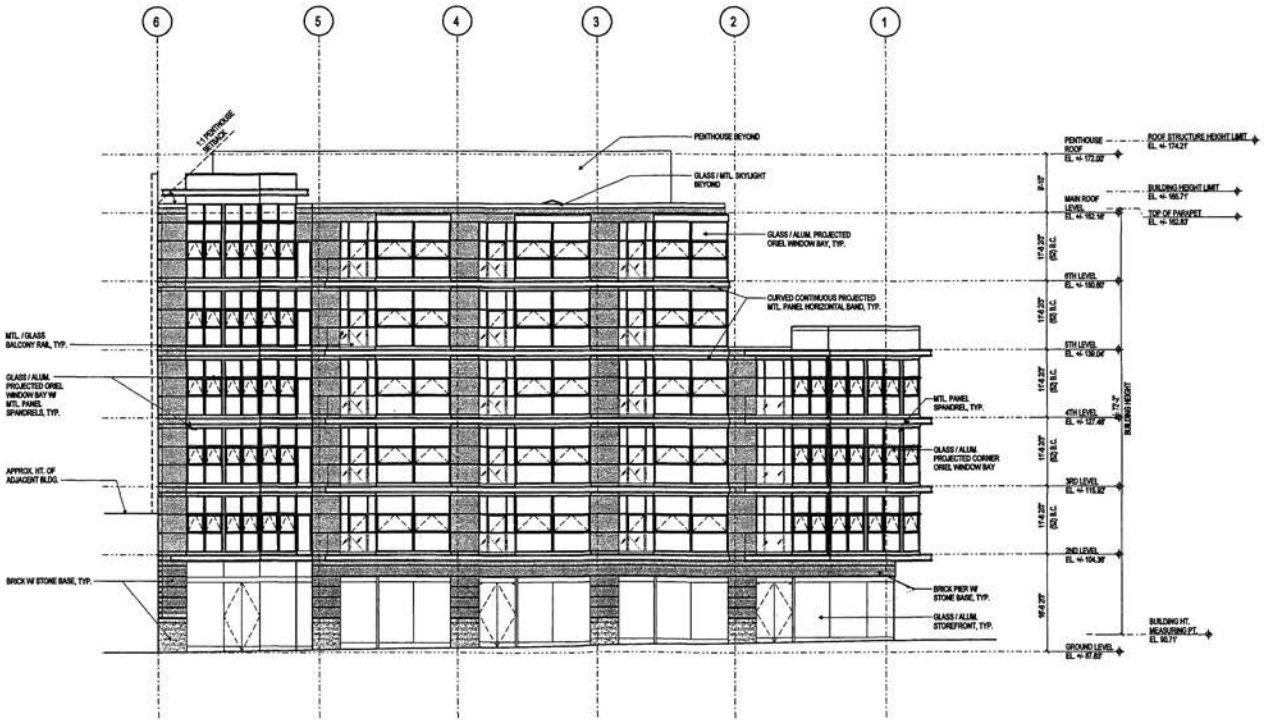
SOUTH ELEVATION

33.13

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA PREHEARING REVISIONS MARCH 11, 2003

RTKL DC Associates PC



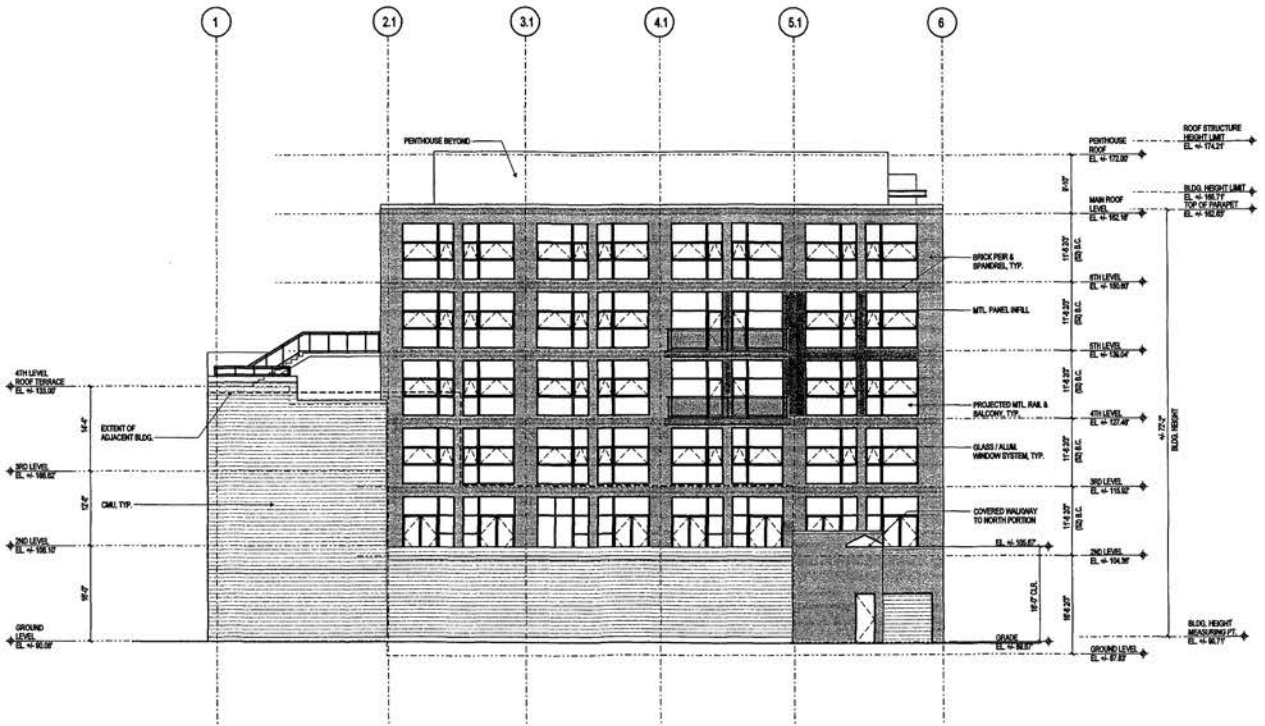
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

SOUTH ELEVATION | 33.21

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA PREHEARING REVISIONS MARCH 11, 2003



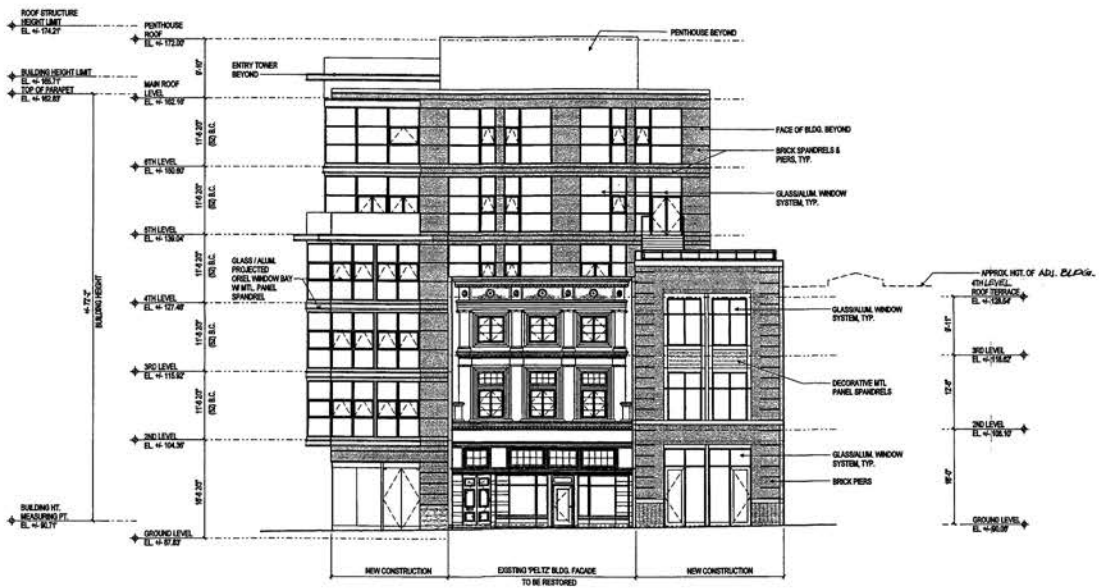
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

NORTH ELEVATION | 33.23

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA PREHEARING REVISIONS MARCH 11, 2003



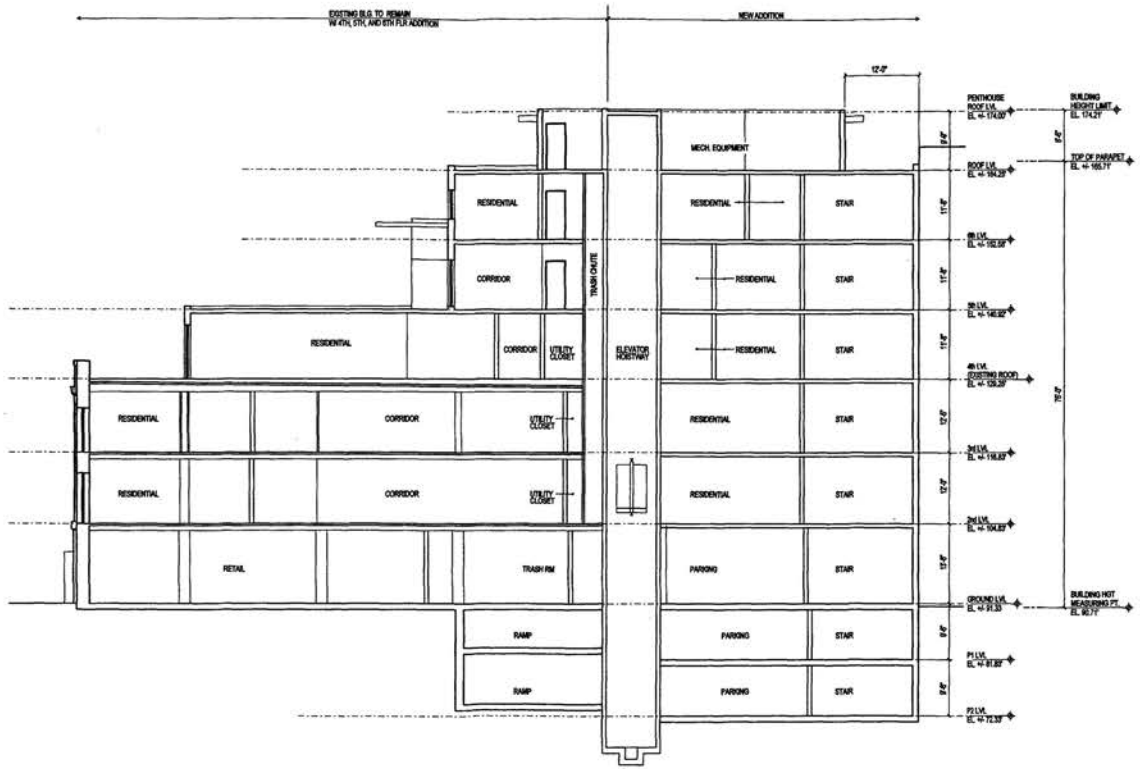
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

EAST ELEVATION | 33.22

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA PREHEARING REVISIONS MARCH 11, 2003



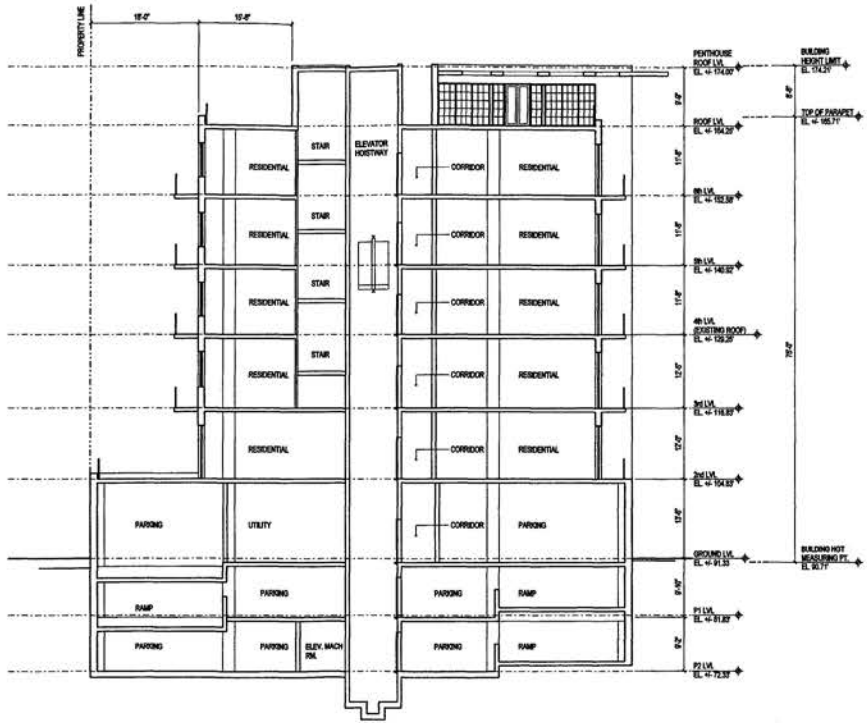
CONDOMINIUMS AT 14th STREET
NORTH PORTION

BUILDING SECTION 1 | 34.11

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA SET JANUARY 24, 2003

RTKL DC Associates PC



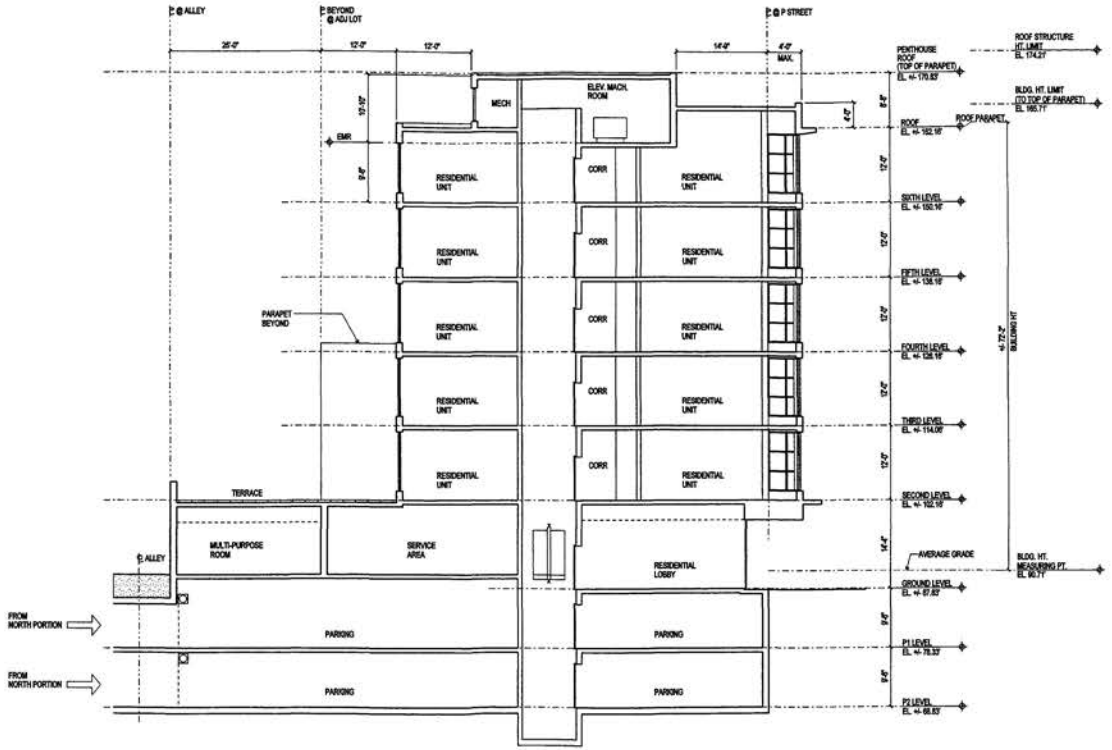
CONDOMINIUMS AT 14th STREET
NORTH PORTION

BUILDING SECTION 2 | 34.12

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA SET JANUARY 24, 2003



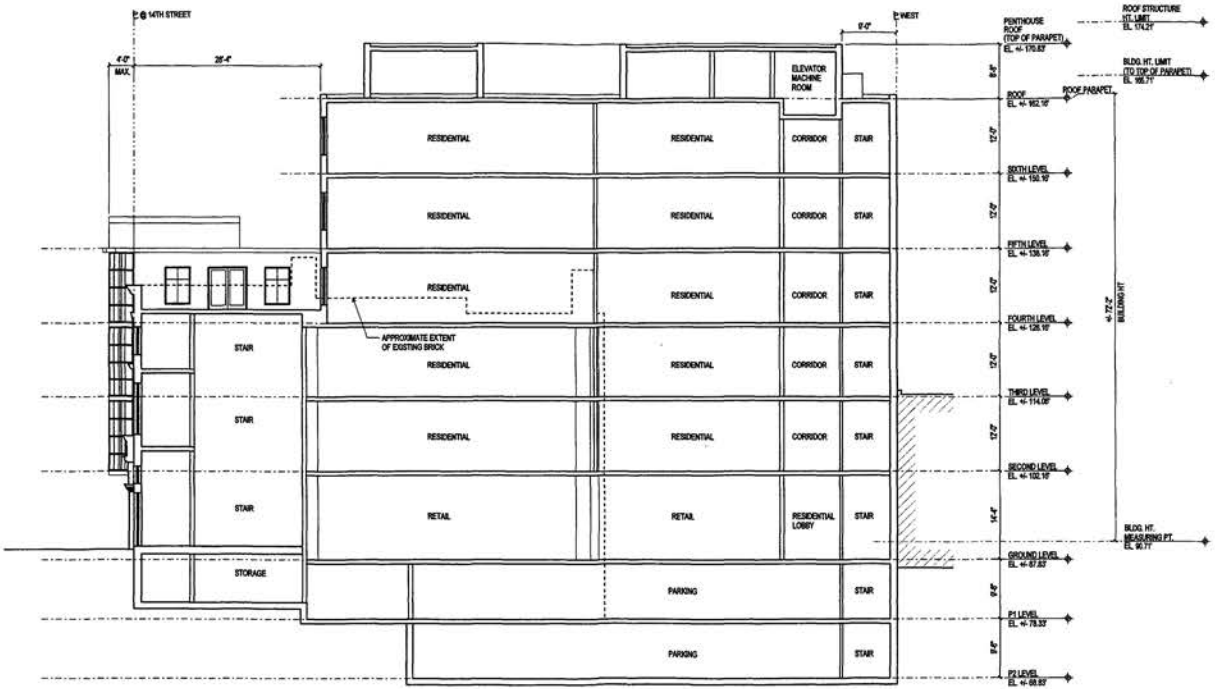
CONDOMINIUMS AT 14th STREET
SOUTH PORTION

BUILDING SECTION 1 | 34.21

RTKL DC Associates PC

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

BZA SET JANUARY 24, 2003



CONDOMINIUMS AT 14th STREET
SOUTH PORTION

BUILDING SECTION 2 | 34.22

BZA SET JANUARY 24, 2003

SCALE: 1/16" = 1'-0" 0 4' 8' 16' 32'

RTKL DC Associates PC