Application No. 16999 U.S. Property Development Corporation

RELIEF SOUGHT: Pursuant to 11 DCMR § 3103.2, for a variance from the lot occupancy requirements under section 772, a variance from the residential recreation space requirements under section 773, a variance from the court requirements under section 776, to allow the construction of a six-story apartment building with ground floor retail space in the at premises 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.

ZONING:	Arts/C-3-A District
SQUARE & LOT:	Square 209, Lots 1, (800 and 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.
OFFICE OF PLANNING:	**OP recommends APPROVAL of the application. Exhibit No. 23. The report was timely filed.**
ANC 2F:	**The ANC recommends APPROVAL of the application. Exhibit No. 22. The report was timely filed.**
REQUEST FOR PARTY STATUS:	**NONE**
AFFIDAVIT OF POSTING:	**The property was posted and the Affidavit of Posting timely filed. Exhibit No. 24.**

NOTES:

- Self-Certified Application. Exhibit No. 7.
- Letter of Authorization. Exhibit No. 8.
- The Pre-Hearing Statement was filed 14-days prior to the hearing. Exhibit No. 21.
- The site is located northwest of the 14th and P Streets, N.W. intersection. The proposed building is to be divided into north and south portions with an underground parking garage connecting both. A covered walkway would connect the buildings at ground level. The Applicant is proposing to construct a mixed-use project that would contain a total gross floor area of approximately 100,270 square feet. The project would consist of 55 residential units with approximately 11,290 ground floor retail space. The project's northern portion would contain 37

BZA
Case No. 16999
Exhibit No. 29

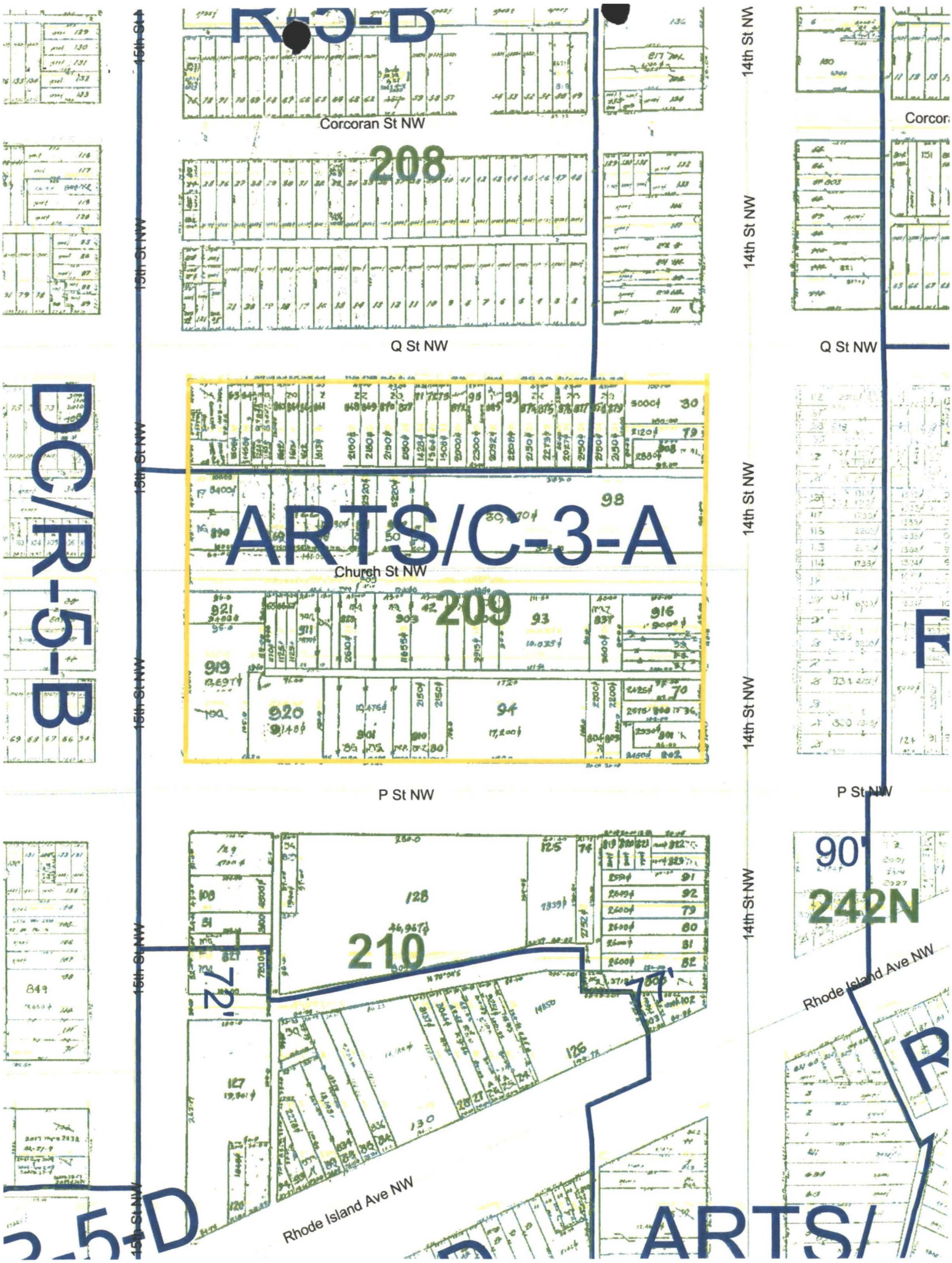
Board of Zoning Adjustment
District of Columbia
CASE NO. 16999
EXHIBIT NO. 29

residential units and approximately 5,020 square feet of ground floor retail space. The southern portion would contain 18 residential units and approximately 6,270 square feet of ground floor retail space. Sixty-five on-site parking spaces would be provided.

- The project's computations sheet located at Exhibit No. 21 indicates that loading berths are not required because the site is located in a historic district and it would not be provided. Conversely, the same document indicates that small loading facilities are to be provided in both the north and south portions of the building. The Applicant is proposing to increase the allowable lot occupancy by 12.3 percent. The permitted lot occupancy is 75 percent and the Applicant is proposing to cover 87.3 percent of the lot.

- The Applicant and the Office of Planning indicates that the site is located in the Greater 14th Street Historic District and that three historic buildings are located on the northern portion of the site. Additionally, the OP report indicates that the Historic Preservation Review Board (HPRB) reviewed and recommended approval of the design concept for the project's northern portion. The file does not contain a copy of the HPRB report.

The Applicant will be represented by Attorneys Lyle M. Blanchard and Jacques B. DePuy


R-5-B
Corcoran St NW
208
Q St NW
DC/R-5-B
ARTS/C-3-A
Church St NW
209
98
P St NW
210
125
126
127
128
130
Rhode Island Ave NW
72'
77'
242N
14th St NW
15th St NW
ARTS/