L

Board of Zoning Adjustment
District of Columbia
CASE NO. 17005
EXHIBIT NO. 27A2

17005

Proposed Renovation to:

THE STUDIO THEATRE

1501 / 1507 / 1509 Fourteenth Street, NW

Washington, DC 20005

LIST OF DRAWINGS

ARCHITECTURAL

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A-1.3	THIRD FLOOR PLAN
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A-1.5	ROOF PLAN
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A-2.2	BUILDING ELEVATIONS
A-3.1	BUILDING SECTIONS
A-3.2	BUILDING SECTIONS

BUILDING CODE AND PROJECT DATA

1. PROJECT TITLE
THE STUDIO THEATRE
1333 P STREET, NW
WASHINGTON, DC 20005

2. SITE DATA

	LOT	SQUARE	AREA
1501 14TH STREET, NW	0830	0241	3675 SF
1507 14TH STREET, NW	0834	0241	4332 SF
1509 14TH STREET, NW	0835	0241	5250 SF
TOTAL	PENDING	0241	13,325 SF

3. ZONING DISTRICT
D-3-A/NR75 OVERLAY DISTRICT

4. CONSTRUCTION TYPE
EXISTING - VARIES
PROPOSED - 3B - PROTECTED

5. USE GROUP
A3 - ASSEMBLY

6. FIRE SUPPRESSION SYSTEM
THE BUILDING IS FULLY SPRINKLERED.
A-FRAME CLASSIFICATION SMOKE CONTROL / FA

7. NUMBER OF STORIES ABOVE GRADE

BLDG	EXISTING	PROPOSED
1501	3	3 - NO CHANGE
1507	3	4
1509	4	4 - NO CHANGE

ALL BUILDINGS HAVE AN EXISTING CELLAR PORTION.

8. BUILDING HEIGHT (IMPORTED)

BLDG	EXISTING	PROPOSED
1501	45'	45' - NO CHANGE
1507	27'	60'
1509	60'	65' - NO CHANGE
COMBINED	-	65' - CHANGE IN MEASURING PT. TO 6' OF ENTIRE P STREET FACE

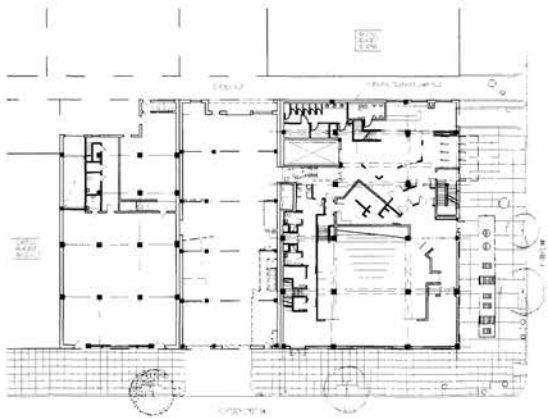
9. FLOOR AREAS

1501	EXISTING	PROPOSED
FIRST	3675 GSF	3675 GSF - NO CHANGE
MEZZANINE	2086 GSF	2086 GSF - NO CHANGE
SECOND	3675 GSF	3675 GSF - NO CHANGE
THIRD	3675 GSF	3675 GSF - NO CHANGE
SUBTOTAL	25723 GSF	25723 GSF - NO CHANGE

1507	EXISTING	PROPOSED
FIRST	4250 GSF	4250 GSF - NO CHANGE
SECOND	4250 GSF	4250 GSF - NO CHANGE
THIRD	-	2625 GSF
FOURTH	-	863 GSF
SUBTOTAL	8500 GSF	10263 GSF

1509	EXISTING	PROPOSED
FIRST	4786 GSF	5250 GSF
SECOND	4125 GSF	3376 GSF
THIRD	4125 GSF	4125 GSF - NO CHANGE
FOURTH	4125 GSF	4125 GSF - NO CHANGE
SUBTOTAL	17134 GSF	15876 GSF
TOTAL	51357 GSF	51732 GSF (+3475 SF NET INCREASE)

10. BUILDING CODE
BOCA NATIONAL BUILDING CODE - 1996 EDITION, DC SUPPLEMENT DCMR 12/1999
ZONING: DCMR 11, DC ZONING CODE
LIFE SAFETY: NFPA 101 1997
SPRINKLER : NFPA 13 1996
MECHANICAL: INTERNATIONAL MECHANICAL CODE/1996
PLUMBING: INTERNATIONAL PLUMBING CODE/1995
ELECTRICAL: NFPA NATIONAL ELECTRICAL CODE/1996
HANDICAPPED: DC HANDICAPPED CODE DCMR 12/1998, ADA, ANSI A117.1



SITE PLAN - EXISTING FIRST FLOOR SHOWN
1/16" = 1'-0"

THE STUDIO THEATRE
1333 P Street, NW
Washington, DC 20005
t 202.332.3300 f 202.232.3892

Mr. Russell Metheny
410 St. 14th Street NY
New York, NY 10018
212.366.8727 f 212.366.8731

Structural Design Group
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Suite 310
Gaithersburg, MD 20877
301.987.9224 f 301.987.9227

Allen & Shariff Corporation
1050 K Street NW
Suite 1000, West Tower
Washington, DC 20001
202.682.2626 f 202.682.2627

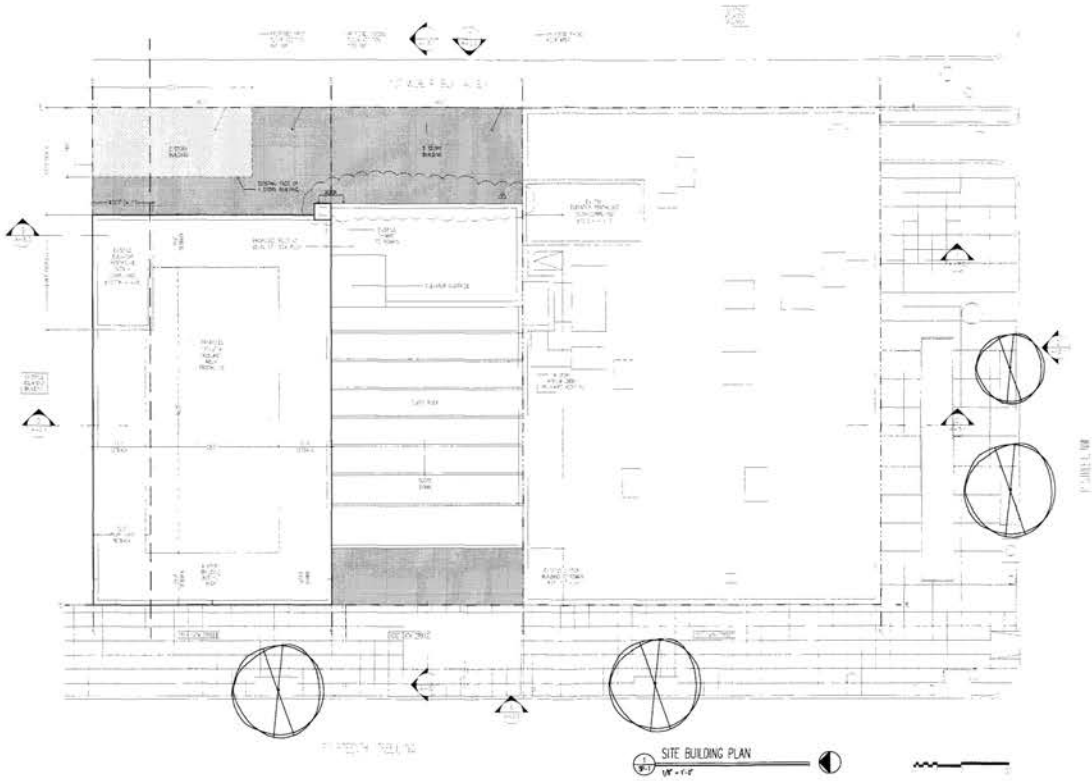
THE STUDIO THEATRE RENOVATION
1501 / 1507 / 1509 Fourteenth Street, NW
Washington, DC 20005

REVISIONS	
1	DRAFT ZONING SUBMISSION
2	ZONING SUBMISSION
3	ZONING RESUBMISSION
4	PRE-PERMIT REVIEW
5	PRE-PERMIT REVIEW
6	PRE-PERMIT RESUBMISSION
7	PERMIT REVIEW
8	PERMIT SUBMISSION
9	PERMIT REVISION

DATE	
PROJECT NO.	
DRAWN BY	
CHECKED BY	

Bonstra Architects PC

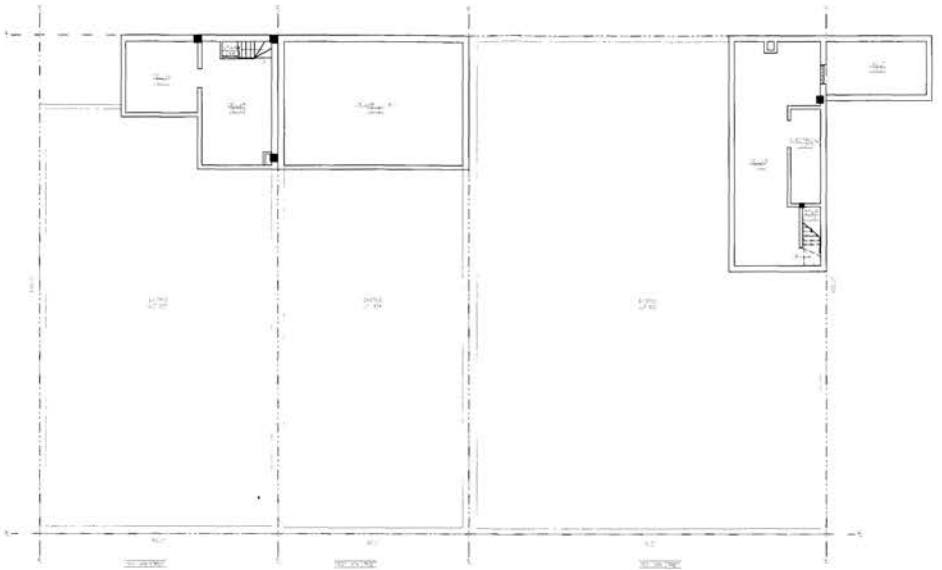
PROJECT DESCRIPTION / DRAWING LIST / SITE PLAN



THE STUDIO THEATRE

THE STUDIO THEATRE RENOVATION
1501 / 1507 / 1509 Fourteenth Street, NW
Washington, DC 20005

Bonstra Architects PC



CELLAR PLAN
1/8" = 1'-0"

THE STUDIO THEATRE

Mr Russell Mallory

Structura Design Group

Alan B Shanoff Corporation

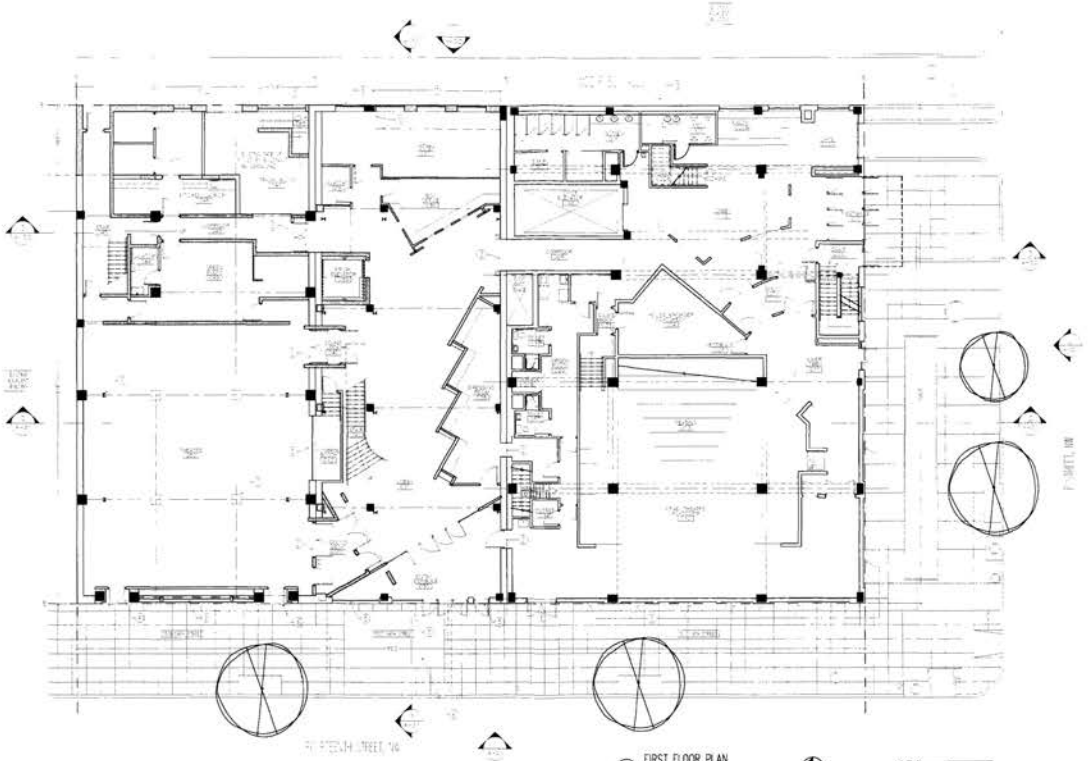
THE STUDIO THEATRE RENOVATION
1501 - 1507 / 1509 Fourteenth Street, NW
Washington, DC 20005

REVISIONS

DATE
PROJECT NO
DRAWN BY
CHECKED BY

Bonstra Architects PC

CELLAR PLAN

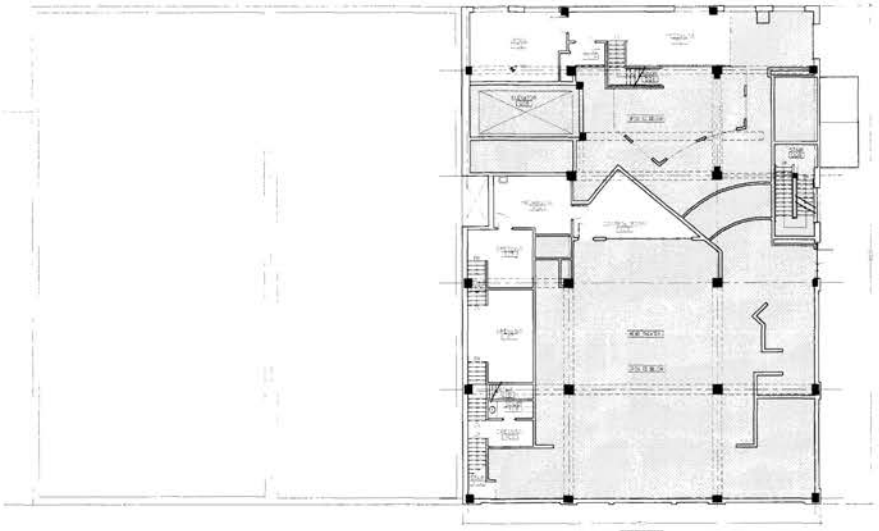


1.0 DRAWING NOTES

THE STUDIO THEATRE
1501 - 1507 / 1509 Fourteenth Street, NW
Washington, DC 20005

Bonstra Architects PC

FIRST FLOOR PLAN



MEZZANINE PLAN*

1/8" = 1'-0"

THE STUDIO THEATRE

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T 202.332.3300 F 202.332.3302

Mr. Robert Wilbury
415 W. 44th Street #27
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212.399.8777 F 212.399.8771

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THE STUDIO THEATRE RENOVATION

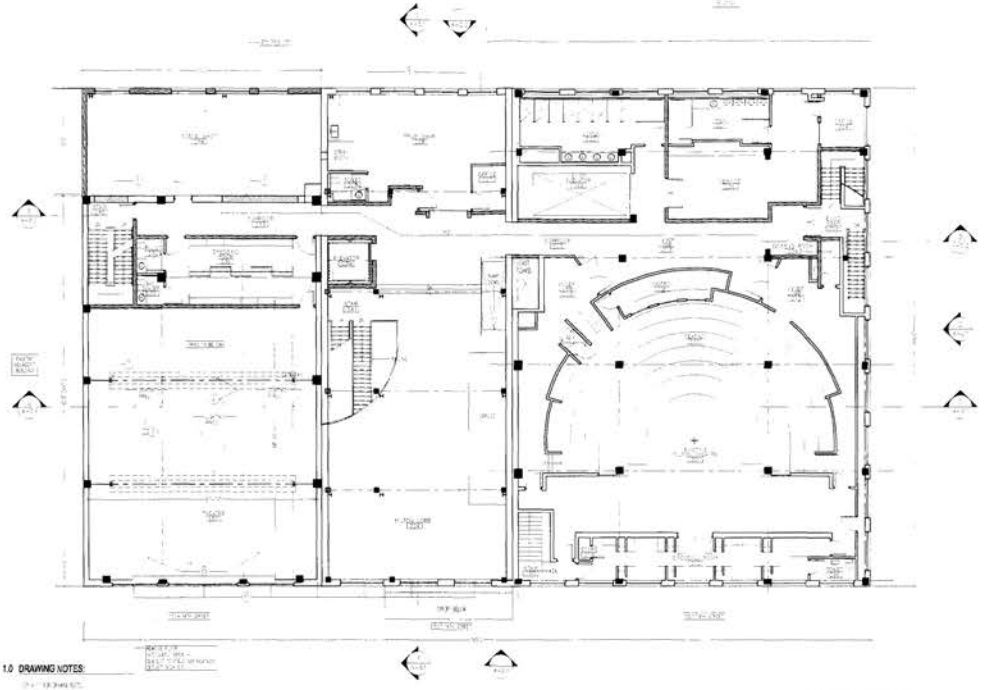
1501 | 1527 | 1539 Fourteenth Street, NW
Washington, DC 20005

ISSUE	DATE
CONSTRUCTION SET	07/11/08
PLANNING & ZONING BOARD	06/09/08
CONCEPT REVIEW SET	05/19/08
PLANNING & ZONING BOARD	04/21/08
PLANNING & ZONING BOARD	03/24/08
PLANNING & ZONING BOARD	02/25/08
PLANNING & ZONING BOARD	02/04/08
PLANNING & ZONING BOARD	01/14/08
PLANNING & ZONING BOARD	12/17/07
1ST REVISION	04/27/07

DATE	04/27/07
PROJECT NO.	2006.09
DRAWN BY	JMW
CHECKED BY	MB

Bonstra Architects PC

MEZZANINE PLAN



1.0 DRAWING NOTES:

SECOND FLOOR PLAN
1/8" = 1'-0"

THE STUDIO THEATRE
1333 P Street, NW
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THE STUDIO THEATRE RENOVATION

1501 | 1507 | 1509 Fourteenth Street, NW
Washington, DC 20005

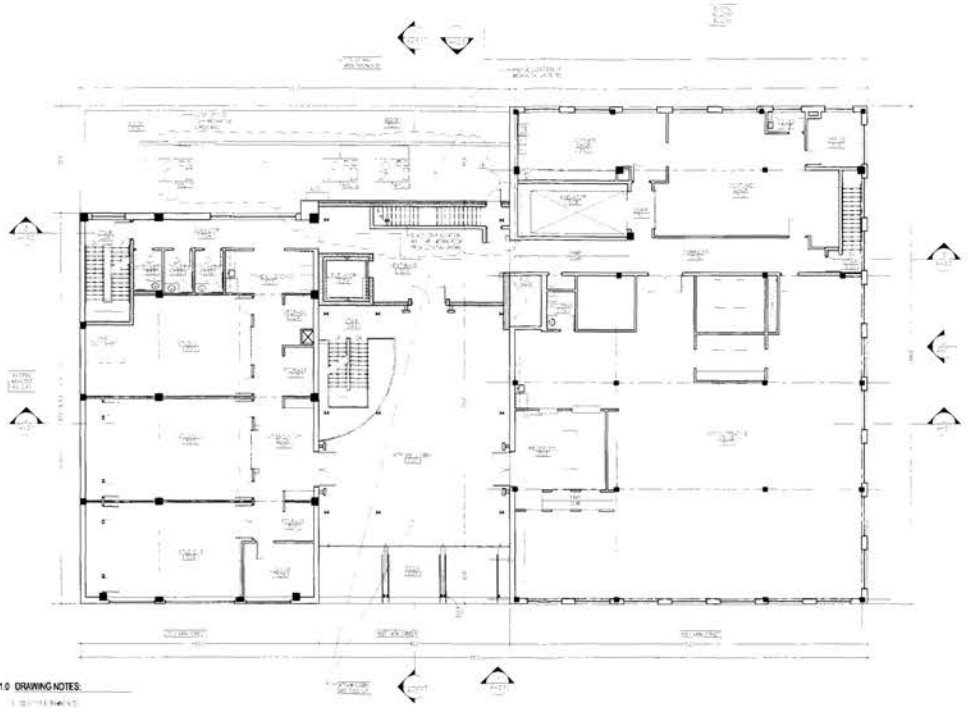
REVISIONS

1	PRICE ECHO SURVEY	01/17/08
2	PRICE SUBMISSION	02/29/08
3	CITY REVIEW SET #1	03/31/08
4	PRICE SUBMISSION	04/21/08
5	PRICE REVIEW SET	05/09/08
6	PRICE RESUBMISSION	06/20/08
7	PRICE REVIEW SET	07/28/08
8	PRICE SUBMISSION	08/12/08
9	CITY REVISION	09/22/08

DATE 09/22/08
PROJECT NO 0702.00
DRAWN BY MC
CHECKED BY BB

Bonstra Architects PC

SECOND FLOOR PLAN



1.0 DRAWING NOTES:

THIRD FLOOR PLAN

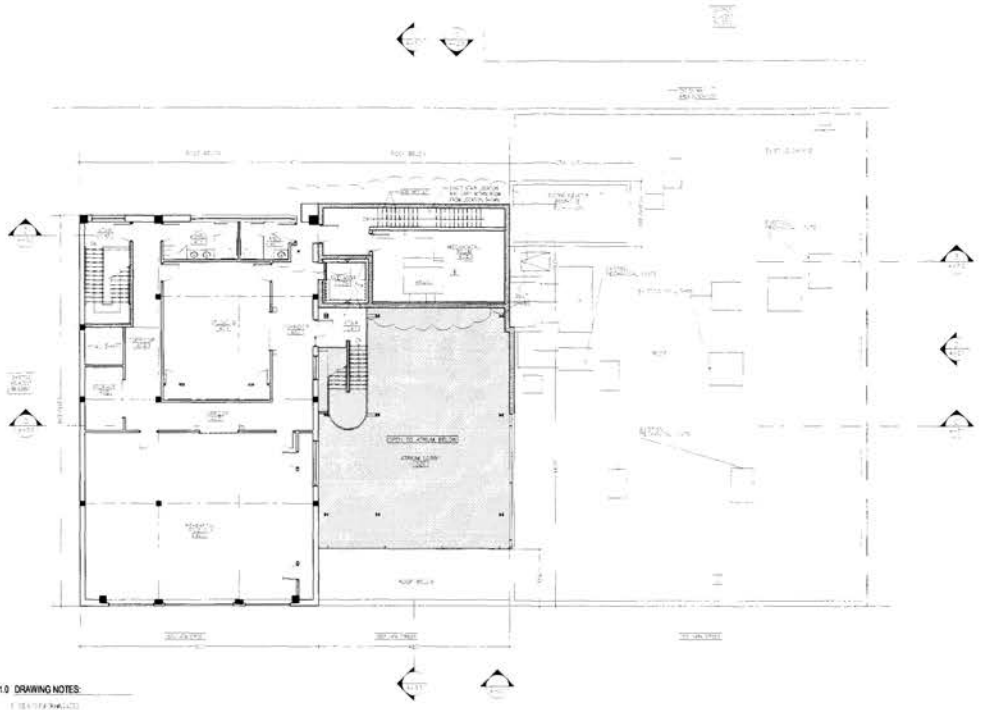
1/8" = 1'-0"

THE STUDIO THEATRE

1501 - 1507 / 1509 Fourteenth Street, NW
Washington, DC 20005

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THIRD FLOOR PLAN



1.0 DRAWING NOTES:

FOURTH FLOOR PLAN

1/8" = 1'-0"

THE STUDIO THEATRE

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THE STUDIO THEATRE RENOVATION

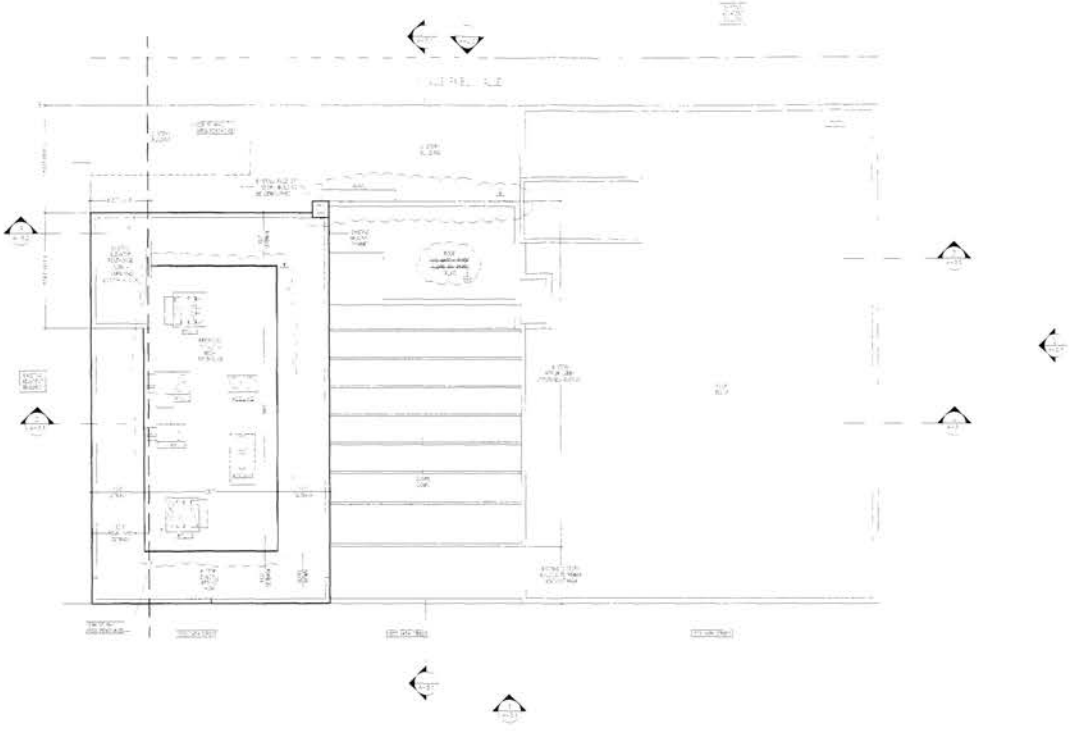
1501 / 1527 / 1529 Fourteenth Street, NW
Washington, DC 20005

REVISIONS

DATE	06/07/07
PROJECT NO	2005.002
DRAWN BY	PMF
CHECKED BY	RB

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FOURTH FLOOR PLAN



ROOF PLAN

1/8" = 1'-0"

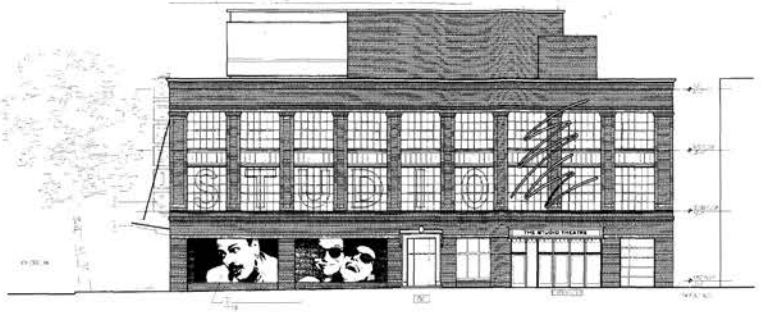
THE STUDIO THEATRE

THE STUDIO THEATRE RENOVATION

1501 | 1507 | 1509 Fourteenth Street, NW
Washington, DC 20005

Bonstra Architects PC

ROOF PLANS



SOUTH ELEVATION - P STREET

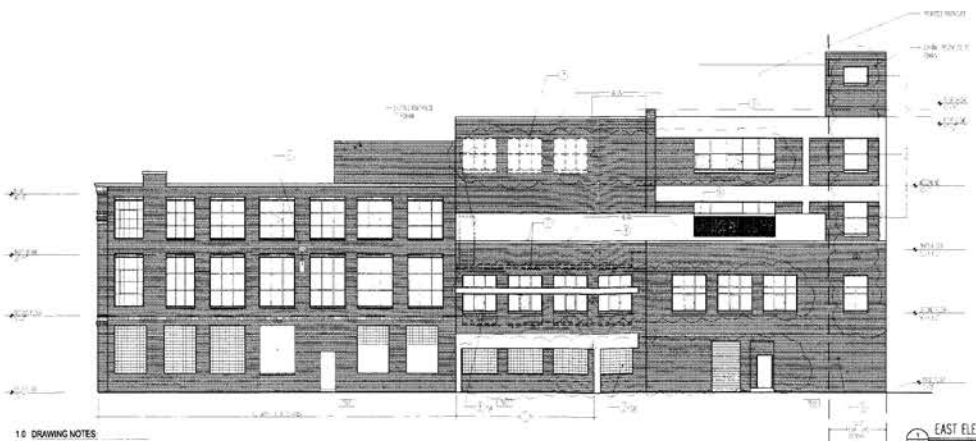


WEST ELEVATION - 14TH STREET

1.0 DRAWING NOTES:

THE STUDIO THEATRE

Bonstra Architects PC



EAST ELEVATION - ALLEY
1/8" = 1'-0"

1.0 DRAWING NOTES:

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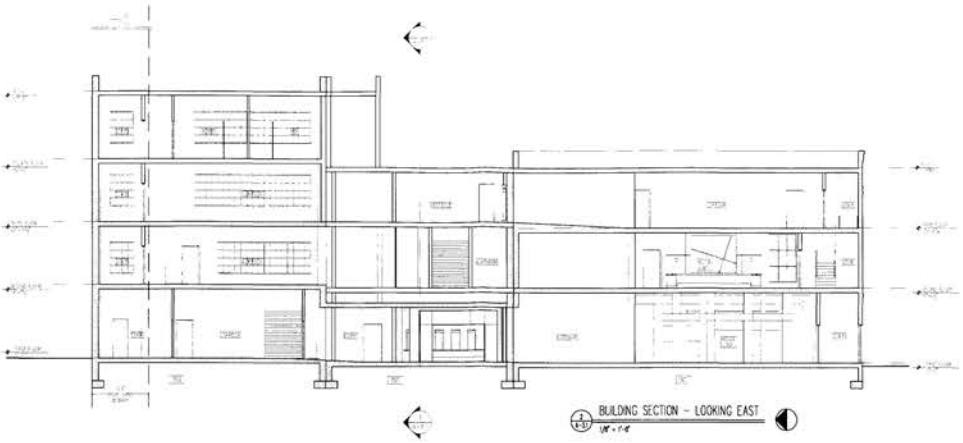
THE STUDIO THEATRE RENOVATION
1501 | 1527 1509 Fourteenth Street, NW
Washington, DC 20005

REVISIONS

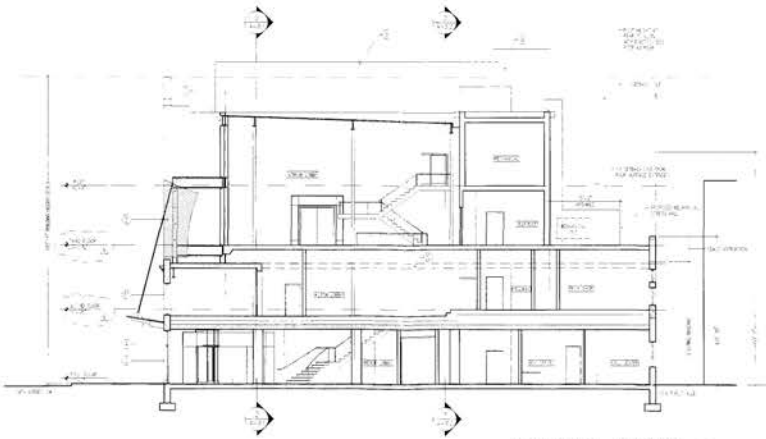
DATE	04/07/05
PROJECT NO	2003.05
DRAWN BY	JP/SP
CHECKED BY	BB

BUILDING ELEVATIONS

Bonstra Architects PC



BUILDING SECTION - LOOKING EAST



BUILDING SECTION - LOOKING NORTH

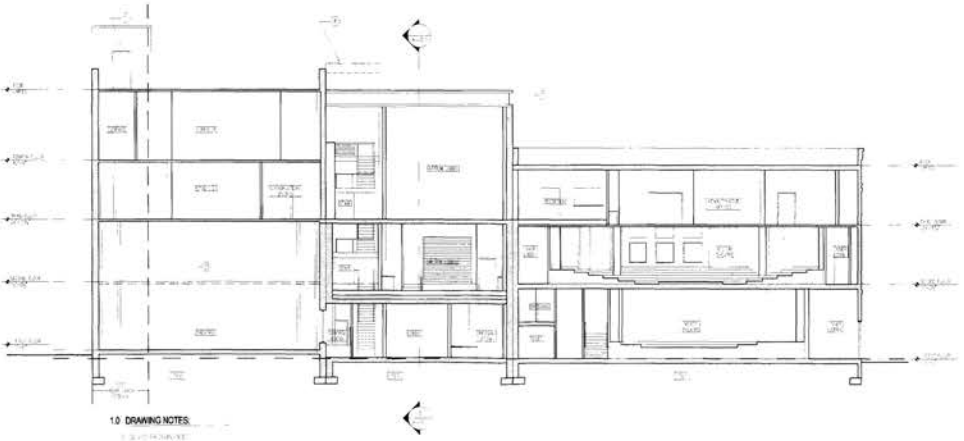
1.0 DRAWING NOTES:

THE STUDIO THEATRE

THE STUDIO THEATRE RENOVATION

1501 / 1507 / 1509 Fourteenth Street, NW
Washington, DC 20005

Bonstra Architects pc



1.0 DRAWING NOTES:

BUILDING SECTION - LOOKING EAST

THE STUDIO THEATRE

THE STUDIO THEATRE RENOVATION

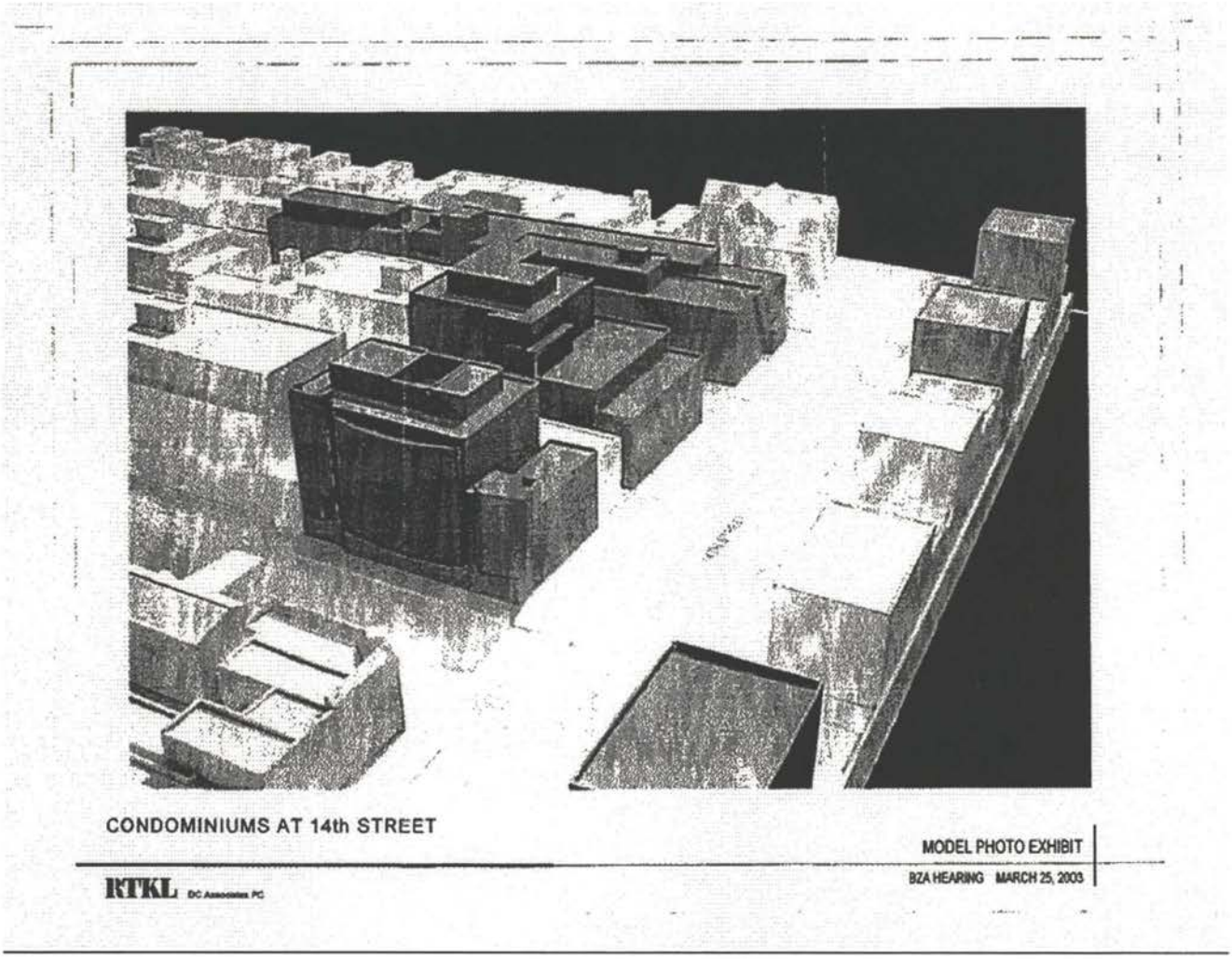
1501 - 1507 / 1509 Fourteenth Street, NW
Washington, DC 20005

Bonstra Architects pc

BUILDING SECTIONS



Exhibit M:
Photograph of Model Presented to the Board in BZA 16999
"Condominiums at 14th Street" (USA Properties, Metropolis)



n

Exhibit N:
Resumes of Applicants Witnesses Proposed as Experts:

William J. Bonstra, AIA – in architecture
Emily Hoteling Eig – in historic preservation and protection
Lindsley Williams – in land use planning and zoning

COMPANY PROFILE
Resume

William J. Bonstra, AIA

Principal

Background & Experience:
Mr. Bonstra has been practicing architecture for more than 18 years, specializing in the design of large-scale commercial and multi-family residential projects in the Washington, DC area. Prior to founding **Bonstra Architects PC**, Mr. Bonstra was associated with such notable Washington architectural firms as Shalom Baranes Associates, Keyes Condon and Florance, and Hickok Warner Architects. With these firms, he has been involved in several award-winning projects including the base building design of a 12-story office tower at *816 Connecticut Avenue, NW*, the renovation and facade replacement for the Headquarters of the *American Chemical Society*, and the 25,000-person *Nissan Pavilion at Stone Ridge*.

- **The Studio Theatre** – 4M renovation and adaptive reuse theatre complex - WDC
- **1300 13th Street, NW – "SoLo Piazza"** – 15M, 77 Unit Multifamily Condominium – WDC
- **1612 16th Street, NW –"Tapies Condominium"** - 2.5 M, Multi-family Condominium – WDC
- **The Gladstone Condominium,** R Street, NW – 30 Unit Multi-family Condominium – WDC
- **1990 K Street, NW** - 2.5 M Office / Retail Building Renovation – WDC
- **2021 K Street, NW** – Various Office and Medical Suites, Life Safety Upgrade and Public Space Renovation – WDC
- **Offices for the District of Columbia Government** – Washington, DC
- **AverStar Corporate Offices** - 80,000 SF corporate interiors - Vienna, Virginia
- **1550 Wilson Boulevard** - Base Building and Lobby Renovation - Arlington, Virginia
- **American Chemical Society Headquarters** , 8 Story Office Building Renovation, WDC †
- **816 Connecticut Avenue** - 12 Story Office Building, WDC † †
- **Greater Washington Boys and Girls Clubs** - Recreational Facility Renovation
- **PSC International**, Computer Training Center - Vienna, Virginia
- **George Washington University Graduate Annex** - Educational Facility-Alexandria, Virginia
- **PEPCO Services, Inc**. - Office Suite, Washington, DC
- **Nissan Pavilion at Stone Ridge** - Amphitheater Complex, Manassas, Virginia †

Mr. Bonstra received his Bachelor of Architecture degree from The University of Maryland, graduating with honors. He is licensed in the District of Columbia, State of Maryland and Virginia.

He serves in the Maryland Architecture Alumni Chapter as past president, is a member of the Board of Directors of the Greater Washington Boys and Girls Clubs, and the Logan Circle Historic Preservation Review Committee as past-chair.

† Performed with HWA †† Performed with SBA

EMILY HOTALING EIG

Architectural Historian and President of EHT Traceries, Inc.

Ms. Eig is the founder and president of EHT Traceries, a women-owned company incorporated in the State of Maryland. As the head of EHT Traceries, she combines management of a 12-person firm with her work as an architectural historian and preservation consultant. Her technical knowledge is focused on late 19th- and 20th-century buildings, as well as a thorough understanding of current historic preservation issues. She is well-known for her work with federal an d local architecture, especially in Washington, DC, and nearby Maryland and Virginia. As a preservation consultant, she advises on the interpretation of preservation laws and regulations, as well as regularly assisting owners, developers, architects, and preservation technicians with the interpretation and analysis of historic buildings through an understanding of historic and contemporary documents, construction techniques, and building materials. She is a considered an expert in resource evaluation, federal and state Historic Preservation Certification processes, Section 106 mitigation, and the Secretary of Interior's Standards for the Treatment of Historic Properties.

Ms. Eig meets professional qualifications prescribed by the Secretary of the Interior (36 CFR 61 - Appendix A). She has been accepted as an expert witness before the District of Columbia Historic Preservation Review Board, the Montgomery County Historic Preservation Commission; D.C. Mayor's Agent for Historic Preservation; D.C. Zoning Commission; D.C. Board of Zoning Adjustment; Superior Court of the District of Columbia; the National Capital Planning Commission; and the U.S. Commission of Fine Arts. In 2002 Ms. Eig served on two Urban Land Institute panels for sites in Washington, D.C.– the Old Naval Hospital and the Old Post Office Pavilion.

RESEARCH AND PRESERVATION PLANNING

Ms. Eig has served as Project Architectural Historian and Preservation Consultant for numerous major historic projects in Washington, D.C. In these roles, she directed research; prepared Historic Structures Reports and Historic American Buildings Survey documentation; advised on local and federal preservation reviews including Determination of Eligibility, Section 106 Memorandum of Agreements; guided efforts to rehabilitate historic building using the Secretary of Interior's Standards, and advised on the design compatibility of major new additions to historic buildings.

Selected preservation projects include:

- Georgetown Incinerator (EastBanc/Millenium) Shalom Baranes Associates, 1997-
- Woodward & Lothrop Building (Douglas Development Co.) GTM Architects, 1999-
- United Mine Workers Building (Summit Properties) Martinez & Johnson, 1999-
- Alban Towers Apartments, (Charles E. Smith Companies) Torti.Gallas CHK Architects, 1999-
- 800 F Street, N.W., (Douglas Development Co.) Shalom Baranes Associates, 1998-
- Old Masonic Temple (Karchem Properties, Inc.) Martinez and Johnson Architects, 1997-
- 700 block of Seventh Street, N.W. (Douglas Development, Inc.) GTM Architects, 1997-
- Interstate Commerce Commission and Department of Labor Buildings (GSA) RTKL, 1995-96
- Department of the Interior Modernization (GSA) Shalom Baranes Associates, 1993-5
- Washington City Post Office (U.S. Postal Service/Postal Square Associates [Gerald D.
- Hines Interests, Managing Partner]; Shalom Baranes Associates, Architects), 1985-92
- Warner Theatre and Office Building (The Kaempfer Company; Pei Cobb Freed & Partners with Shalom Baranes Associates, Architects), 1986-92

SURVEY AND DOCUMENTATION

Ms. Eig holds particular expertise in late 19th- and 20th-century residential, commercial, religious, institutional, and public buildings, as well as in the history of city planning. Work in the Metropolitan Washington area has provided the opportunity to study a variety of building types from that period (notably commercial and office buildings, single family residences, apartment buildings, public and institutional buildings, banks, movie theaters, post offices, warehouses, garages, carriage houses and stables, and churches), as well as to develop expertise in the history of urban neighborhoods.

She has authored numerous documents, including Historic Structures Reports, Historic American Building Survey documentation, Maryland Historical Trust Historic Property Inventory Forms, General Services Administration Building Preservation Plans, and National Register of Historic Places nominations. This work includes innovative use of computer databases to provide recordation, comparative analysis, evaluation, and management of building elements.

In 1998, she completed a major study of the history of the Public Buildings Service. Tentatively titled, *Cause to Be Built: The Origins and History of the Public Buildings Service,* publication under the auspices of the General Services Administration is anticipated in 2002.

PRESERVATION PLANNING

In the last few years, EHT Traceries has participated in a number of important master plan documents for such institutions as Downtown Washington DC, The George Washington University, and the University of Maryland in Baltimore.

SURVEY DATA MANAGEMENT

Ms. Eig has extensive expertise in the design, implementation, and administration of historic architectural surveys, particularly in the design and use of computer-aided survey methodology. Since 1983, EHT Traceries has conducted more than fifty surveys in the District of Columbia, Maryland and Virginia. These surveys include contextual studies (such as the continuing survey of Annapolis, Maryland and Arlington County, Virginia), building type studies (such as the D.C. Apartment Buildings Survey), and transportation corridor studies for the Maryland Department of Transportation.

SELECTED PUBLICATIONS

Eig, Emily Hotaling, *Cause to Be Built: The History and Origins of the Public Buildings Service*, General Services Administration scheduled for publication in 2002.

Eig, Emily Hotaling, National Association of Historic Preservation Commissions, "Preservation in DC," February 1998.

Eig, Emily Hotaling, "Kalorama" in *Washington at Home* (Kathryn Schneider Smith, Ed.). Northridge, CA: Windsor Publications, Inc., 1988.

Eig, Emily Hotaling, "Waddy Wood, Architect" in *Department of the Interior Building; Its Architecture and Its Art* (David W. Look and Carole L. Perrault). Washington, D.C.: U.S. Department of the Interior, National Park Service, Preservation Assistance Division, 1986.

PROFESSIONAL AFFILIATIONS

Society of Architectural Historians.
Committee of 100 on the Federal City
D.C. Preservation League
Association for Preservation Technology
Historical Society of Washington, D.C.

EDUCATION

The George Washington University, Washington, D.C.
Master of Arts in Teaching in Museum Education, 1975
Field of study: Architectural History

Brandeis University, Waltham, Massachusetts
Bachelor of Arts, Fine Arts (Art History), *cum laude* with departmental honors, 1974.

Lindsley Williams is an experienced land use planner and has extensive knowledge of the comprehensive planning processes (with both Federal and "municipal" components), and the zoning regulations of the District of Columbia. He has appeared as an expert witness in before the Zoning Commission of the District of Columbia, and has provided assistance to clients with matters pending before the Board of Zoning Adjustment. Mr. Williams has also testified as an expert in the Superior Court of the District of Columbia and been deposed as an expert in zoning matters before that Court.

He also has extensive knowledge of the permitting process of the District of Columbia, and its relationship to the locally prevailing building code (BOCA), and the designation of historic areas and properties, and their relationship to both the permitting process and relevant aspects of zoning procedures where historic designations play a role.

For eight years, concurrent with his full-time Federal employment as a Commissioned Officer of the U.S. Public Health Service, Mr. Williams served on the Zoning Commission of the District of Columbia including serving as its Chairperson and Vice Chairperson. By virtue of that position, Mr. Williams also served, as did other Commission members, as one of the members of the Board of Zoning Adjustment.

While serving on the Commission itself, Mr. Williams participated in a wide variety of matters appropriate to its jurisdiction, which in the District of Columbia includes the approval (or disapproval) of rezonings and Planned Unit Developments -- matters most often decided in other jurisdictions by a local elective body such as a City or County Council. During his tenure, the Zoning Commission considered and decided an average of two cases per month. These included significant, and hotly debated, development proposals and complex reforms of the Zoning Regulations themselves in areas of policy (e.g., rules applicable within given zones, map changes) and technical matters (e.g., standards for parking and loading).

While serving as one of the "rotating" members of the Board of Zoning Adjustment, Mr. Williams considered typical requests for variances and special exceptions, along with appeals of decisions reached by the Zoning Administrator. Under District rules, the Board of Zoning Adjustment is the body that reviews and approves "campus plans" on which approval of individual development projects of local institutions of higher learning rest. He also suggested ways by which the Board could streamline its processes, which were adopted.

Mr. Williams is widely regarded in matters of land use, planning and zoning. After retiring from his career of active-duty as a PHS officer (August 1966 - September 1996), and in addition to providing planning advice to various clients, Mr. Williams served as Co-Chairperson of a Task Force designed to produce the legislative materials needed by which the Council of the District of Columbia could proceed to adopt reforms identified by the Business Regulatory Reform Commission (BRRC). This effort involved bringing together more than a dozen land use professionals (mainly attorneys), analyzing each of the nearly 100 recommendations, and preparing a written report for the Council and its committee on Consumer and Regulatory Affairs. That report, along with the underlying recommendations of the BRRC, formed the basis for statutory changes that were effected within six months of the start of the Task Force -- a remarkably short time in the District of Columbia where final approval of statutory changes includes normal review by the Mayor, but also additional reviews by the District of Columbia



Exhibit O:
Letters of Support:

(4) Advisory Neighborhood Commission 2-F
(5) Logan Circle Community Association

3 Pages total

To: Lindsley Williams
2/955-5584

From: Morey Epstein
2/232-7267

ANC 2F ADVISORY NEIGHBORHOOD COM
Government of the District of Columbia
P.O. Box 9348, Mid-City Station, Washington, D.C. 20005
Telephone: (202) 667-0052 Fax: (202) 667-0053

Commissioners
2F01 Cary Silverman, *Secretary*
2F02 Jim Brandon, *Vice Chair*
2F03 Miriam Trimble
2F04 Helen M. Kramer, *Chair*
2F05 Vacant
2F06 Bob Hinterlong, *Treasurer*

March 16, 2003

Geoffrey H. Griffis, Chairman
Board of Zoning Adjustment
441 4th Street, NW
Suite 210
Washington, DC 20001

Re: BZA Application No. 17005 – The Studio Theatre, Inc.
Application for a Variance and Special Exceptions: Square 241, Lots 830, 834, and 835 (1501, 1507, and 1509 14th Street, N.W.)

Dear Mr. Griffis and Members of the Board:

At its March 5, 2003 meeting, which was publicly advertised and at which a quorum was present, ANC 2F voted 5 - 0 to support the application of The Studio Theatre in the above referenced proceeding for one variance and two special exceptions from the Zoning Regulations, 11 DCMR § 3103.2, to allow for development of The Studio Theatre's contiguous properties at the above-referenced location. These include:

- An area variance from the rear yard requirement of §§ 774.1 and 2001.3(b)(2);
- A special exception to allow more than one roof structure, one of which provides screening walls that would not be of equal height; under § 771.1; and
- A special exception to allow less than 50% of the surface area of the street wall along 14th Street at the ground level to be used for display windows and entrances under § 1903.4.

The Commission also supports Studio Theatre's request to combine the three existing buildings within a single, unified building to be located on a single lot of record.

It is the view of the Commission that the site is unique in its unusual shape due to the narrowness of the alley running from P to Q Street. The strict application of the rear yard requirement would result in peculiar and exceptional practical difficulty for the Applicant, reduce the size of the already narrow alley, and not benefit the community. Moreover, the combination of the three buildings merits a special exception to permit three separate roofs, at different heights, so as to hide mechanical systems from view. Finally, the Commission agrees that it is unrealistic and unnecessary to strictly apply the 50% display window/entrance requirement in this particular case, given the length of the property and nature of its use.

Thank you for according great weight to our views.

Sincerely,

Helen M. Kramer

Helen M. Kramer
Chair

MAR.24.2003 1:33PM STUDIOTHEATRE NO.923 P.1/1

Logan Circle Community Association
P.O. Box 12007 Midcity Station
Washington, DC 20005

4 April, 2003

Board of Zoning Adjustment
One Judiciary Square, Suite 210 South
441 Fourth Street, N.W.
Washington, DC 20001

RE: Application Number - BZA #17005
1507-1509 14th Street, N.W. (Studio Theatre)

To Whom It May Concern:

Studio Theatre is located in the heart of the area represented by the Logan Circle Community Association. The association reviews applications for permits for the historic districts of Logan Circle and Greater 14th Street both of which are located within our boundaries.

This project was reviewed by the Logan Circle Community Association Historic Committee during our 10 December meeting with a majority of our members present. Our comments follow:

We support this project with the following comments.

1.0 We support the request for relief of the various rear yard and penthouse conditions necessitated by the combining of the three lots into one record lot.

2.0 We approve of the use of glass panels in the storefront windows. We feel this will give a sense of animation to the street. Our concern with having other types of storefront "displays" is that in addition to being static they tend to not be maintained, or changed, and soon look dated. In addition we feel that appropriate illumination of the panels on the 14th Street buildings could also help tie all three buildings together and accents the street level window and Studio Theatre's new main entrance in what is now the center of the building.

We look forward to the successful completion of this project.

Sincerely,

James Loucks
Chair, LCCA Historic Preservation Committee

Frank Mobilio
President, Logan Circle Community Association