STATEMENT OF REASONS IN SUPPORT OF APPLICATION FOR SPECIAL EXCEPTIONS FROM THE ROOF STRUCTURE AND REAR YARD REQUIREMENTS OF THE ZONING REGULATIONS AND A VARIANCE FROM THE PENTHOUSE SETBACK REQUIREMENTS TO PERMIT THE RENOVATION TO AND CONSTRUCTION OF AN ADDITION TO AN EXISTING STRUCTURE AT 65 MASSACHUSETTS AVENUE, N.W.; SQUARE 625, LOT 806

This Statement of Reasons is submitted on behalf of the Safe Shores (D.C. Children's Advocacy Center) and the National Children's Alliance (collectively the "Applicant"), with permission of the District of Columbia, the owner of the Property.

The Property. The subject property, 65 Massachusetts Avenue, N.W., Square 625, Lot 806 (the "Property"), is located immediately across G Street, N.W. from the main office of the United States Government Printing Office. The site, which is irregularly shaped, contains 12,717 square feet of land. The Property is bordered by 1st Street to the west, G Street to the north and Massachusetts Avenue to the south. The eastern edge of the Property abuts Lot 841, which is under the control of the Redevelopment Land Agency Revitalization Corporation and is the subject of a proposed two multi-story office building project known as Republic Square. Parking lots exist to the west, south and north, and a triangular park exists to the southeast.

Current Use. The Property is currently improved with a vacant, three (3) story school building, the Gales School, which a designated historic landmark on the District of Columbia's Inventory of Historic Sites. Over recent years, the Gales School has suffered damage, including fire damage that destroyed much of the western quadrant of the building, as well as the roof.

Proposed Use. The building, once renovated and upon the completion of an addition to the rear of the building, is to be used as the D.C. Child Advocacy Center, a public-private partnership between the District of Columbia, the United States Attorney for the District of Columbia, Safe Shores (the non-profit operator of the District's current assessment center, located on the ground floor of the District-owned building at 441 4th Street, N.W.) and the National Children's Alliance, a not-for-profit organization whose mission is to provide training, technical assistance and networking opportunities to communities seeking to plan, establish and improve Children's Advocacy Centers. The proposed project will contain approximately 38,640 square feet of finished space on four levels, a finished basement and two cellar levels.

Zoning. The Property is zoned HR/C-3-C. The C-3-C zone is designed to permit compact medium-high density development, including office, retail, housing, and mixed use development. 11 D.C.M.R. § 740.8. The Hotel-Residential Incentive (HR) District is designed to encourage construction of hotels and apartment houses to further the goals of providing sufficient hotel rooms within a convenient distance of the Convention Center. 11 D.C.M.R. § 1100 *et seq*. The use proposed by the Applicant, an office use for social services, is allowed as a matter of right in the HR/C-3-C zone district.

Required Zoning Relief. Relief from the zoning regulations is necessitated by the irregular shape of the lot, as well as the improvement of the Property with the historically designated Gales School. In order to renovate the Property to allow its reuse, the Applicant is requesting the following relief:

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District of Columbia
CASE NO. 17016
EXHIBIT NO. 3

1. Penthouse Structure. The proposed penthouse structure is comprised of two components: (1) an elevator penthouse, which rises to a height above the roof of three feet, six inches (3'6"); and (2) housing for the remaining of the mechanical equipment, which rises to height of ten feet, six inches (10'6"). Because of the configuration of the penthouse structure, two forms of relief are necessary with regard to the proposed penthouse structure. The first is a special exception pursuant to section 411 (made applicable to the C-3-C zone district through section 777.1) from the requirement of section 441.5 that the enclosing walls of a roof structure be of equal height. The second form of relief required with regard to the penthouse structure is an area variance from the penthouse setback requirements of section 770.6 of the zoning regulations, which is necessitated by the fact that the setback of the second component of the penthouse is only six feet, eight inches (6'8").

The relief from the penthouse requirements is necessitated by the historic nature of the existing improvements, as well as the need to maximize circulation in the interior of the building. These factors have resulted in the need to place the elevator towards to the rear of the existing building and to place the mechanical equipment penthouse on the addition, so as to respect the historic fabric of the Gales School.

2. Rear Yard. A special exception pursuant to section 774.2 of the zoning regulations from the rear yard requirements of section 774.1 is required. A complete waiver of the rear yard requirement is necessary to allow the construction of the addition to the Gales School.

CONCLUSION

The requested zoning relief is required so as to allow the Applicant to creatively reuse the vacant, historic Gales School. The proposed design of the project is the product of extensive study of the Property and development requirements of the Applicant. The proposed project has been designed so as to respond to and respect the historic fabric of the existing Gales School. The proposed project resolves the inherent conflicts, challenges and opportunities associated with the Property without substantially impairing the intent, purpose and integrity of the zone plan, as embodied in the Zoning Regulations and Map.

For the foregoing reasons, it is respectfully submitted that, upon receipt of all of the Applicant's proof and all other support of record for the special exceptions requested, such relief be granted.

Respectfully submitted,

ROBINS, KAPLAN, MILLER & CIRESI, L.L.P.

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