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Board of Zoning Adjustment
District of Columbia
CASE NO. 17167
EXHIBIT NO. 29A2

ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
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April 9, 2004

VIA FACSIMILE 202.727.6072

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

Re: 910 M Street, N.W., BZA Application No. 17167
Multiple Variances

Dear Chairman Griffis and Members of the Board:

On April 7, 2004, at a publicly-noticed meeting and with a quorum present, Advisory Neighborhood Commission (ANC) 2F voted unanimously (6-0-0) to approve the recommendation of its Community Development Committee to support the application of Faison Enterprises to the Board of Zoning Adjustment for multiple variances, as discussed below, for the above-referenced property.

The redevelopment of the subject property as an apartment building is viewed positively by the community, favoring it over its current usage as a surface parking lot.

We note that the subject site has an unusual shape and is impacted by several unique and exceptional situations or conditions, including a 20 foot "no build" easement on its western frontage, a setback area of 40 feet above a 60 foot plane on its northern frontage, and a narrow depth of lot along its eastern frontage which is exacerbated by the 40 foot setback zone previously referenced. The confluence of these factors and the requirement within the DD Zone that properties have at least 75% frontage on the street wall at or within 4 feet of the property line, create a situation where reasonable utilization of the site necessitates the granting of several variances and a special exception. These areas of BZA relief are summarized as follows:

1. Roof structure special exception to permit multiple roof structures of unequal height and potentially not meeting the setback requirements so as to permit roof access for the residential recreation space with a minimum of roof structure and providing Code compliant means of egress with stair towers. (Section 411)

2. Court variance for the eastern leg of the property so as to permit a reasonably functioning core for the east wing of the apartment building. (Section 776.3)

3. Lot occupancy variance as various setback requirements create a larger floor plate than would otherwise occur including the street frontage requirements of DD in an area where there is a mandatory setback at the upper levels. (Section 772.1)

4. Variance to permit bay projections into the 40' setback along M Street to break up the façade of the building. (Section 1706.15)

5. Partial rear yard variance to help compensate for the setback required at the 60' height limit for a distance of 40' along the M Street frontage. The building must be pushed back due to a special provision in Section 1706.15 of the Zoning Regulations, and the Applicant is trying to compensate for an under FAR building. (Section 774.1)

6. Variance from the 35' lot line extension to permit a 40' extension of the DD/C-2-C zone into the DD/C-2-A zone as only a 5' strip would remain in C-2-A, causing an odd design and building inefficiencies. (Section 2514.2)

It is our understanding that the Applicant will reappear before the ANC to discuss construction scheduling plans, traffic flow during construction, material selection and detailing of the design.

The Office of Planning has accepted these variances.

The ANC understands that the unique circumstances inherent in this project result in a situation where the strict application of the Zoning Regulations would result in peculiar and exceptional practical difficulties for the Applicant. After careful consideration of the developer's intentions and the presentation made before the Community Development Committee, the ANC views the project favorably.

THEREFORE, Advisory Neighborhood Commission 2F supports this Application and urges the Board of Zoning Adjustment to grant the above outlined variance relief and special exception.

Thank you Mr. Chairman and members of the Board for according great weight to our views.

Sincerely,

Cary Silverman
Chair, ANC 2F

cc: Chip Glasgow (cheryl.jones@hklaw.com)

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COMMUNITY ASSOCIATION

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March 15, 2004

Mr. Tersh Boasberg
Chairman, Historic Preservation Review Board
801 North Capital Street, NE
Washington, DC 20002

RE: 910 M Street, NW – Massing and Concept / New Construction

Dear Mr. Chairman,

On March 9, 2004, Phil Esocoff, the architect, presented this project for our review. We understand that this project application is for approval of the massing and concept of an apartment building.

Although the design is in the early stages, from the models and drawing we were shown, it appears that the building is compatible with the historic district as well as the existing streetscape.

We recommend that the board approve this project for massing and concept.

The committee would like to be apprised of further development of the building design and choice of materials as they are finalized. We request the opportunity to review such prior to the final approval

We look forward to a fine addition to the neighborhood and would like to thank you for your time.

Regards,

Michael Minnemann

Michael Minnemann
Chair, LCCA Historic Preservation Committee

CC: Frank Mobilio, LCCA President
Steve Callcott, HPO Staff
Helen Kramer, CDC
Phill Esocoff, Architect

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Outline of Testimony of Developer

I. Introduction

II. Development History in District of Columbia

III. Description of Subject Property

IV. Description of Proposed Project

V. Community Support

IV. Conclusion

H

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I. Introduction

II. Development History in District of Columbia

III. Description of Subject Property

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I

Outline of Testimony of Architect

I. Introduction and Professional Qualifications

II. Site and Location Description

III. Project Description

  A. Design Goals and Constraints

  B. Description of Project Design

IV. Conclusion

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Outline of Testimony of Consultant

I. Introduction

II. Site and Location Description

   A. Overview of Site and Vicinity

   B. Zoning Summary

III. Special Exceptions

IV. Variances

V. Conclusion

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