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June 29, 2004

NORMAN M. GLASGOW, JR.
202-419-2460

Internet Address:
nglasgow@hklaw.com

VIA HAND DELIVERY

D.C. Board of Zoning Adjustment
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

Re: BZA Case No. 17191
Pre-Hearing Submission

Dear Members of the Board:

On behalf of the applicant, 14th and R Partners LLC, I enclose an original and twenty (20) copies of the pre-hearing submission for the above-referenced matter.

Please do not hesitate to contact me should you have any questions or comments.

Very truly yours,

HOLLAND & KNIGHT LLP

Norman M. Glasgow, Jr.

Enclosures

cc: Travis Parker, Office of Planning (via Hand Delivery, with attachments)

1998314_v1

BZA
Case No. 17191
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO. 17191
EXHIBIT NO. 24

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

14TH AND R PARTNERS LLC

BZA APPLICATION NO. 17191

PUBLIC HEARING: JULY 13, 2004

BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application of 14th and R Partners LLC

BZA Application No. 17191
Public Hearing: July 13, 2004

ANC 2F

STATEMENT OF THE APPLICANT

I.
NATURE OF RELIEF SOUGHT

This is an application pursuant to 11 DCMR §3103 for variance relief from the parking requirements under §2101.1 and the residential recreation space requirements under §773. This relief is requested in order to permit the construction of a new seven-story multiple dwelling building with underground parking and ground and first floor retail in the ARTS/C-3-A District at the intersection of 14th and R Streets, NW (Square 208, Lots 806, 807, and 808) (the "Property").

The original application also included a request for variance relief from the open court requirements (§776.3). The applicant has since revised its building layout to include a structure over the garage ramp in order to provide additional terrace space and better configure and slightly increase the retail space, as illustrated by the revised architectural plans (Exhibit I). Extending the first floor raises the lowest level of the open court and reduces the court's minimum required width. The open court now complies with the requirements of §776.3, as indicated on the attached revised self-certification (Exhibit A) and that variance relief is no longer necessary. Additional revisions to the originally submitted application are described in Section IV below.

II.
JURISDICTION OF THE BOARD

The Board of Zoning Adjustment has jurisdiction to grant the requested variance relief pursuant to §3103.2 of the Zoning Regulations. The authority of the Board to grant variances is set forth in §3103 of the Regulations.

III.
EXHIBITS IN SUPPORT OF THE APPLICATION

Before proceeding with the discussion of the merits of this application, the following additional materials are submitted:

Exhibit A:	Revised Zoning Self-Certification Form
Exhibit B:	A portion of the Sanborn Atlas showing the Property highlighted in yellow.
Exhibit C:	A portion of the Zoning Map showing the Property highlighted in yellow, with zoning designation of ARTS/C-3-A.
Exhibit D:	Plat from the Office of the Surveyor showing proposed revised construction.
Exhibit E:	Outline of testimony of Representative of 14th and R Partners LLC, Applicant.
Exhibit F:	Outline of testimony of Representative of Sorg & Associates PC, Architects.
Exhibit G:	Outline of testimony of Steven E. Sher, Director of Zoning and Land Use Services, Holland & Knight LLP.
Exhibit H:	Letter from ANC 2F stating support of application.
Exhibit I:	Revised architectural and building plans.

Exhibit J: Historic Preservation Review Board Staff Report and Recommendation.

IV.
BACKGROUND

A. Site and Vicinity Characteristics

1. The Property

The Property consists of Lots 806, 807 and 808 in Square 208 and includes approximately 6,000 square feet of land area. The Property is fifty feet in width along its frontage on 14th Street and 120 feet in length along R Street and is currently unimproved. Square 208 is bounded by R Street on the north, 14th Street on the east, Q Street on the south, and 15th Street on the west (see Exhibit B). The Subject Property is located in the northeast corner of Square 208 and is included in an ARTS/C-3-A zone district, as shown in Exhibit C.

2. Vicinity

To the north of the Property is a Verizon telephone exchange facility. To the northeast, diagonally across from the Property, is the Elizabeth Taylor Medical Center of the Whitman-Walker Clinic, an outpatient facility. Across 14th Street to the east is the Central Union Mission, a homeless shelter and ministry. To the south of the Property is an automobile repair shop, and to the west of the Property is a public alley and residential apartment units.

B. Description of Proposed Construction

The Applicant proposes to develop the Property with a new seven-story multiple dwelling building with underground parking. The building will include seven residential units and approximately 6,659 square feet of retail space on the ground and first floors. In order to proceed with the development, the Applicant seeks approval by the Board of Zoning Adjustment (hereinafter "Board") of variance

relief from parking requirements (§2101.1) and residential recreation space requirements (§773) set forth in the Zoning Regulations.

C. Modifications from the Plans Submitted with the Original Application

1. Retail Space

As noted above, the retail space for the proposed development has been reconfigured and slightly increased by approximately 187 square feet.

2. Parking

Further development of the construction and layout requirements for the underground parking facility resulted in the loss of one of the compliant parking spaces. The slight increase in retail space also increases the total parking requirement to seventeen spaces. The application therefore includes a variance of fourteen parking spaces instead of the originally requested twelve. The project still in fact provides eighteen parking spaces in the below grade parking garage.

3. Private Recreation Space

As noted above, the total area of private recreation space – in the form of terraces – has been increased by approximately 550 square feet since the original application, for a total of 1,786 square feet of private recreation space. This increase represents over seventy-eight square feet per residential unit, for a total of 255 square feet per unit of private recreation space.

V.

THE APPLICATION MEETS THE REQUIREMENTS FOR VARIANCE RELIEF FROM THE ZONING REGULATIONS

As set forth below, the Applicant satisfies the three-pronged test for variance relief as established in §3103.2. Variance relief is therefore appropriate in the present case.

A. The Property is Affected by an Exceptional Or Extraordinary Situation or Condition

The Property is affected by a number of exceptional situations and conditions relevant to the requested variance relief. The Property is exceptionally narrow in width, only fifty feet along its 14th Street frontage while extending 120 feet along R Street, a condition that creates severe restrictions on potential building and parking configurations. Furthermore, the proposed development is required to include core features that are comparable in area to those that would be required for buildings with far more dwelling units. The elevator, multiple stairways, and mechanical equipment occupy approximately 22% of the total building area, significantly reducing the building's efficiency and leaving virtually no space for anything other than dwelling units or retail space. The Property, currently unimproved, also occupies a prominent space at the corner of 14th and R Streets, NW. This location is one that will benefit significantly from a high-quality residential and retail development.

B. The Strict Application of the Zoning Regulations Would Result in a Practical Difficulty

In order to obtain an area variance, an owner must prove peculiar and exceptional practical difficulties caused by compliance with the applicable regulation. Furthermore, these difficulties must be related to a property's exceptional circumstances and not to general conditions in the neighborhood.

1. Section 2101.1

Strict adherence to the Zoning Regulations would require the proposed development to include seventeen parking spaces – one space for each two dwelling units and one space for each 300 square feet of retail space above 3,000 square feet. Due to the narrowness and overall limited size of the Property, all parking will be located in an underground garage. Although the garage is designed to include eighteen parking spaces, only three conform to the specifications set forth in the Zoning Regulations because of the space occupied by the access ramp, drive aisles and core. The remaining parking spaces are located in the vault space. Because of the ramps and core, only three parking spaces can be accommodated on any one level. In order to

achieve the required number of conforming parking spaces, the below-grade garage would need to extend down six levels, which is extraordinarily inefficient and impractical.

2. Section 773

Strict adherence to the Zoning Regulations would require that fifteen percent of the gross floor area dedicated to residential use be provided as recreation space. As the proposed building includes 22,642 square feet of residential space, 3,417 square feet of recreation space would be required.

Recreation space cannot be provided on the roof as an elevator enclosure that would provide access would exceed the maximum height permitted in the ARTS/C-3-A District. Space on the roof would therefore not be accessible pursuant to ADA requirements.

Additionally, the ARTS Overlay District requires that all buildings with a width of fifty feet or greater that front on 14th Street provide retail uses (among other options) on no less than fifty percent of the ground level. This requirement eliminates space that could potentially be used for recreation space. Due to both zoning requirements and physical site constraints, the Applicant has no viable additional options for locating residential recreation space within the project.

For these reasons, the Applicant meets its burden of compliance with the practical difficulty prong of the variance test and is deserving of relief from the Board.

C. Variance Relief Can Be Granted Without Substantial Detriment to the Public Good and Without Impairing the Intent, Purpose and Integrity of the Zone Plan.

The relief requested can be granted by the Board without detriment to the Public Good or impairment to the Zone Plan. With respect to the public good, the development of three vacant lots at a prominent intersection will further enhance the community while providing needed residential and retail uses. The proposed development also has the unanimous support of Advisory Neighborhood Commission 2F as noted in Exhibit H.

The zone plan will not be compromised, as the development adheres to all other components of the Zoning Regulations including those that will foster compatibility with surrounding development. Specifically, the integrity of the Zoning Regulations will be maintained as follows:

1. Section 2101.1

Although only three of the parking spaces provided with this project conform to the Zoning Regulations, there will be eighteen usable parking spaces located in the garage. Only seventeen parking spaces are required for the proposed development. Therefore, although a variance is being sought, there will be ample parking to accommodate both the residential tenants and retail users of the proposed building.

2. Section 773

The Applicant is providing private recreation space in the form of terraces for all of the residential units. There will be a total of 1,786 square feet of private recreation space, which represents almost eight percent (8%) of the total residential gross floor area. There are also other public recreational opportunities in the vicinity of the Property.

For all the above reasons, the requested variance relief can be granted without detriment to the public good or without substantial impairment to the Zone Plan.

VI.
WITNESSES

A. Representative of 14th and R Partners LLC, Applicant

B. Representative of Sorg & Associates PC, Architect

C. Steven E. Sher, Director of Zoning and Land Use Services, Holland & Knight LLP

VII.
CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards of the Zoning Regulations and can be granted without substantially impairing the intent, purpose and integrity of the Zoning Regulations. The applicant therefore requests that the Board grant the application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By _____
Norman M. Glasgow, Jr.

2099 Pennsylvania Avenue, NW
Suite 100
Washington, D.C. 20006
(202) 955-3000

A

Form 135 — Side 1
(Revised 03/15/02)

Case No.

ZONING SELF-CERTIFICATION FORM

Project Address(es)*	Square(s)*	Lot No(s)*	Zoning Districts*	ANC(s)/Single Member District(s)*
1634 14th St NW	208	808		SMD2F01
1638 14th St NW	208	807		SMD2F01
1402 R St NW	208	806		SMD2F01

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought*	☐ §3103.2 - Use Variance	☐ §3103.2 - Area Variance	☐ §3104.1-Special Exception
Pursuant to Subsections		See Attached	

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

1. **the agent is duly licensed to practice law or architecture in the District of Columbia;**
2. **the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and**
3. **the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.**

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the Board of Zoning Adjustment.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

Owners Signature	Paul Robertson	Owner's Name	Paul Robertson
Agent Signature	Suman Sorg	Agent Name	Suman Sorg

Date*	6/22/04	DC Bar No.		or	Architect Registration No.	3210

OFFICE OF ZONING DETERMINATION
(DCMR Title 11 §3113.2)

Based upon review of the application and self-certification, this application is

☐ **Accepted for filing.**

☐ **Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.**

☐ Rejected for failure to comply with the provisions of

☐ DCMR Title 11 §3113.2; or

☐ DCMR Title 11 Zoning Regulations.

Explanation

Signature:		Date	

Jerrily R. Kress, FAIA – Director
District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov

Form 135 — 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 the 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.)	6,000 sf		6,000 sf		
Lot Width (ft. to the tenth)	50'-0"		50'-0"		
Lot Occupancy (building area/lot	N/A	See	Attached	Sheet	
Floor Area Ratio (floor area/lot area)	N/A		30,000 sf	30,000 sf	
Parking Spaces (number)	N/A	4+13=17		3	14
Loading Berths (number and size	N/A	(1) 12'x30'		(1) 12'x30'	
Front Yard (ft. to the tenth)	N/A	0'-0		0'-0	
Rear Yard (ft. to the tenth)	N/A	See	Attached	Sheet	
Side Yard (ft. to the tenth)	N/A	0'-0		0'-0	

Court, Open (width by depth	N/A	See	Attached	Sheet	
Court, Closed (width by depth	N/A			N/A	
Height (ft. to the tenth)	N/A		75' / 83'-6	75' / 83'-6	

Sorg & Associates
Robertson Development
June 21, 2004

14th & R Streets Development
1634 14th St, 1638 14th St & 1402 R St

Form 135 – Self Certification Form Attachment

Relief Sought – §3103.2 – Area Variances

1. Variance from the parking requirements (§2101.1)
2. Variance from the residential recreation space requirements (§773)

Lot Occupancy

Maximum Lot Occupancy	Maximum Allowed	Proposed Construction
Non-Residential	**100% / 6,000 sf**	**88% / 5,286 sf**
Residential	**75% / 4,500 sf**	**75% / 4,500 sf**

Rear Yard Setback

Required Minimum - 2 ½ " / 1'-0" of vertical height, but not less than 12'.
75' x 2 ½ " = 187.5" / 12" = **15.626'**

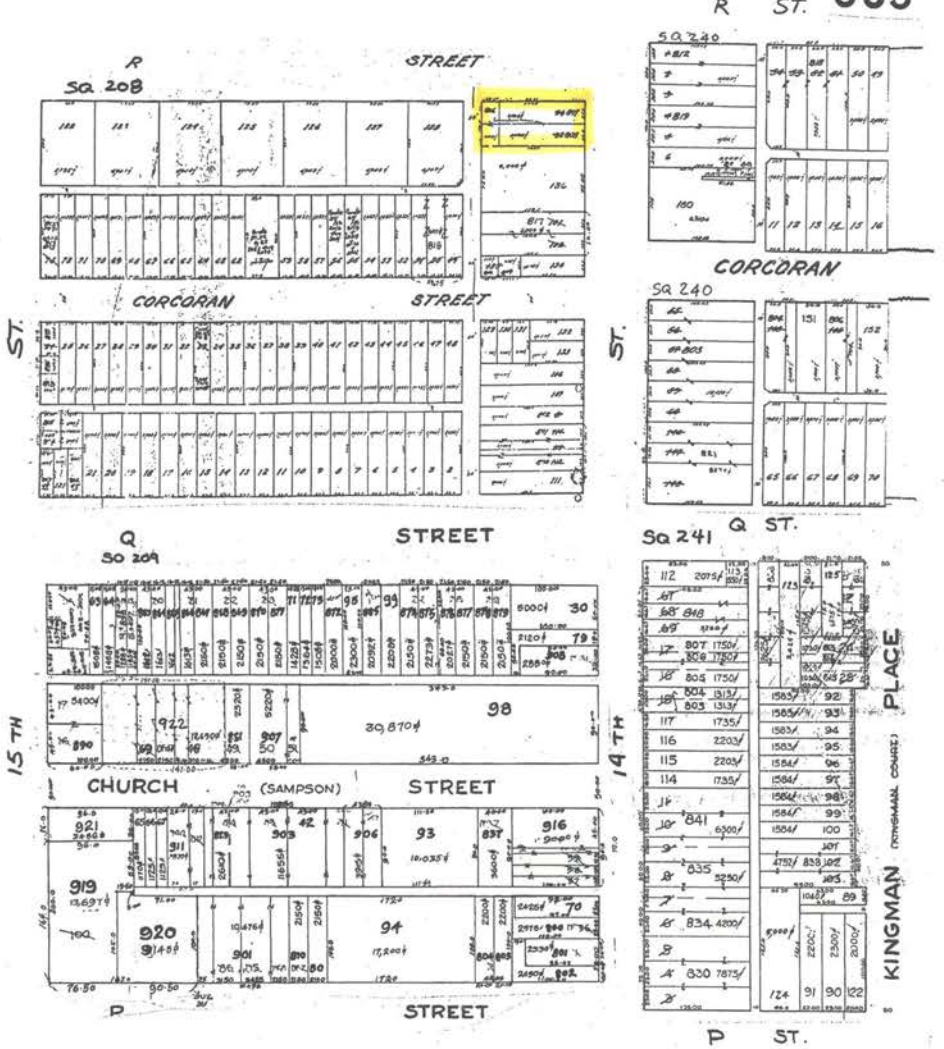
Proposed Construction (Abuts alley)
To 20' above grade: **22'-4"** to centerline of alley.
Above the 20' mark: **21'-11 ¾ "** to rear lot line.

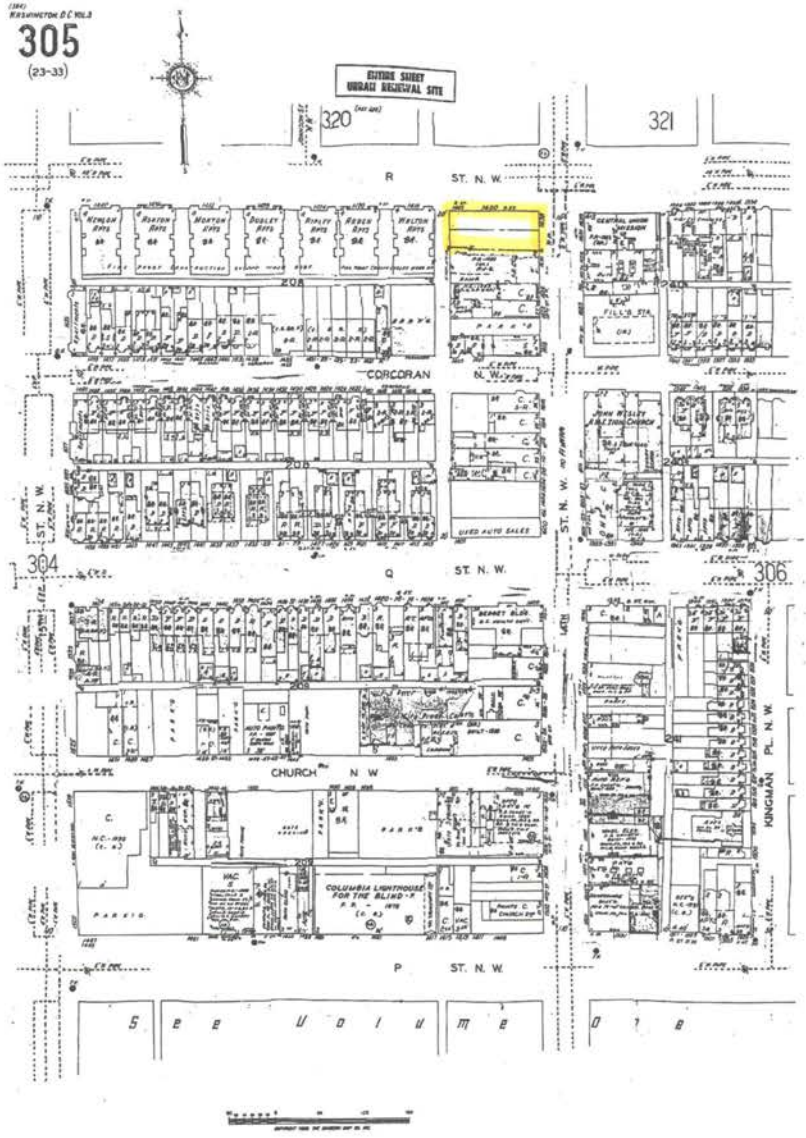
Open Court

Required Minimum Width:
Residential – 4" / 1'-0" of vertical height, but not less than 15'-0".
55'-6" x 4" = 222" / 12" = **18'-6"**

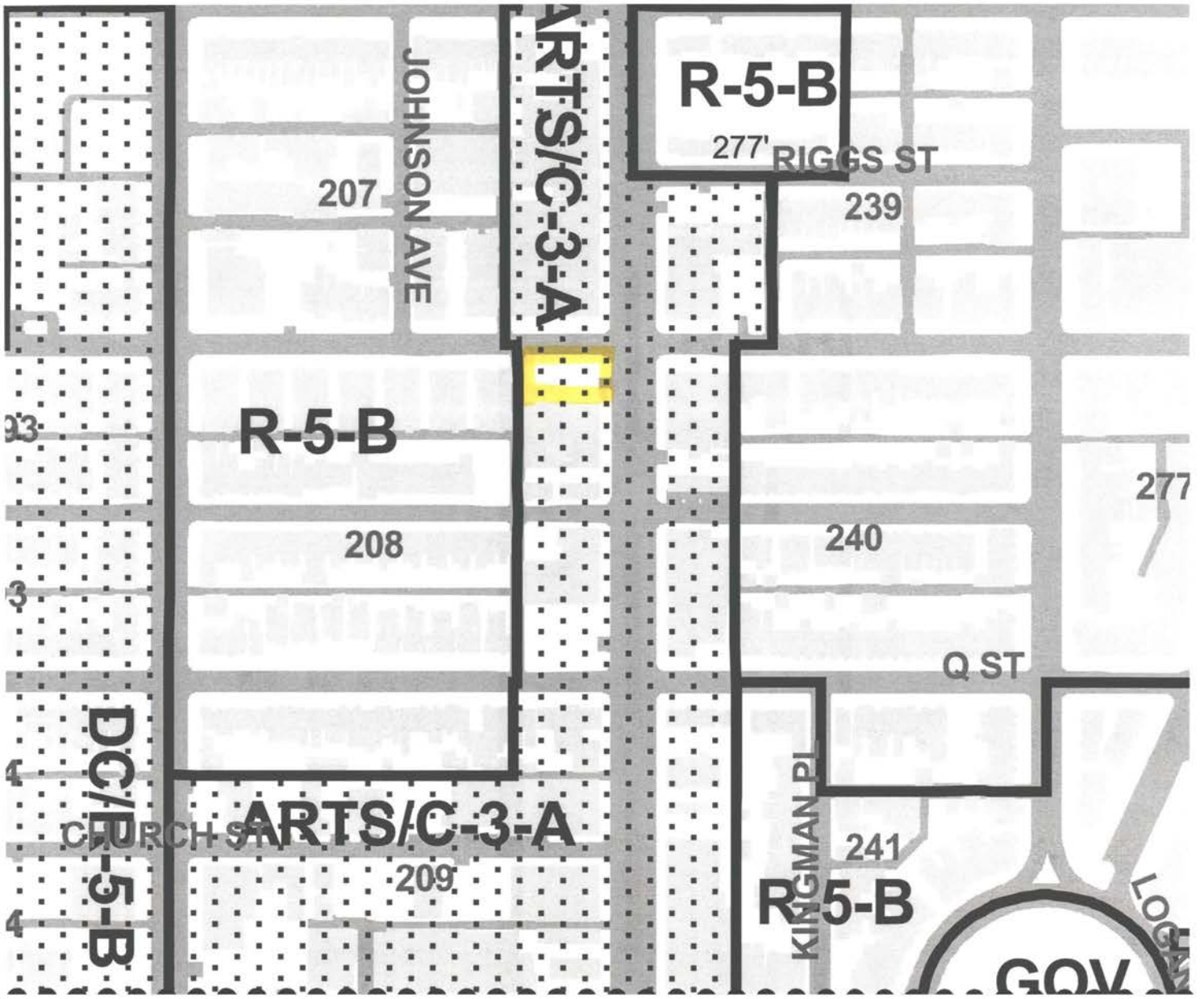
Proposed Construction: **18'-8"**

B


R STREET
SQ 208
CORCORAN STREET
ST.
Q STREET
SQ 209
15 TH
14 TH
CHURCH (SAMPSON) STREET
P STREET
R ST.
SQ 240
CORCORAN
SQ 240
ST.
Q ST.
Sq 241
KINGMAN (KINGSMAN COURT) PLACE
P ST.


305
(23-33)
ELEVEN SIXTEEN URBAN RENEWAL SITE
320
321
R ST. N. W.
CORCORAN
N. W.
ST. N. W.
304
Q ST. N. W.
306
CHURCH N. W.
KINGMAN PL. N. W.
COLUMBIA LIGHTHOUSE FOR THE BLIND
P ST. N. W.
See Volume One

C


R-5-B
277'
RIGGS ST
239
JOHNSON AVE
207
ARTS/C-3-A
R-5-B
208
240
277
Q ST
DC/R-5-B
CHURCH ST
ARTS/C-3-A
209
KINGMAN PL
241
R-5-B
GOV

D

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

~~Washington~~, D.C., ~~May 5~~, 2004

Plat for Building Permit of SQUARE 208 LOTS 806, 807 & 808

Scale: 1 inch = 20 feet Recorded on Microfilm

Receipt No. 11393

Furnished to: MR. PERMIT

Surveyor, D.C.

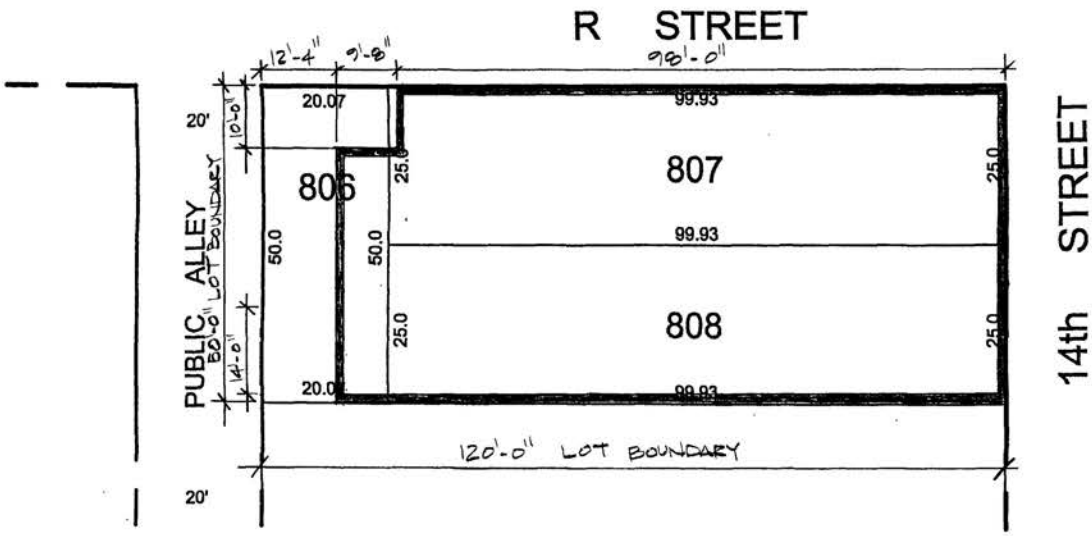
By: L.E.S.

I ~~hereby certify that all existing improvements shown hereon~~, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

_____
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



SQ-11393(2004)

E

OUTLINE OF TESTIMONY
REPRESENTATIVE
14TH AND R PARTNERS LLC

I. INTRODUCTION

II. EXISTING USE OF SITE

III. PROPOSED DEVELOPMENT

IV. EXISTING CONDITIONS AND LIMITATIONS

V. REQUIREMENTS FOR GRANTING THE VARIANCE RELIEF HAVE BEEN MET

VI. CONCLUSION

F

OUTLINE OF TESTIMONY
REPRESENTATIVE
SORG & ASSOCIATES PC, ARCHITECTS

I. INTRODUCTION AND PROFESSIONAL QUALIFICATIONS

II. SITE AND LOCATION DESCRIPTION

A. OVERVIEW OF SITE, VICINITY AND LAND USE/ZONING

B. SITE PLANNING – SIZE, LOT CONFIGURATION, TOPOGRAPHY

III. PROJECT AND BUILDING DESIGN CONSIDERATIONS

IV. ZONING RELIEF IS NEEDED AND THE APPLICANT MEETS ITS BURDEN OF PROOF

V. CONCLUSION

G

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*Representative Office

Outline of Testimony
before the Board of Zoning Adjustment

BZA Application No. 17191
14th and R Streets, N.W.

Steven E. Sher
Director of Zoning and Land Use Services
Holland & Knight LLP

July 13, 2004

I. Site location and description

A. Subject property, 14th and R Streets, N.W., is comprised of Lots 806, 807 and 808 in Square 208

B. Square 208 is bounded on the north by R Street, on the east by 14th Street, on the south by Q Street, and on the west by 15th Street and is bisected horizontally by Corcoran Street

C. Subject property is located in the northeast corner of Square 208

D. Frontage of 50 feet on 14th Street and 120 feet on R Street

E. Land area of approximately 6,000 square feet

F. Currently undeveloped

II. Description of surrounding area

A. To the north:

1. R Street, N.W.

2. Bell Atlantic telephone exchange facility

3. Northeast: Elizabeth Taylor Medical Center of the Whitman-Walker Clinic

B. To the west:

1. Public alley

2. Residential apartment dwellings

C. To the south:

1. Automobile repair shop

D. To the east:

1. 14th Street, N.W.

2. Central Union Mission

III. Existing zoning – ARTS/C-3-A

A. C-3-A District

1. Multiple dwellings are permitted as a matter of right

2. Height - maximum of sixty-five feet, no story limitation (§770.1)

3. Floor area ratio – maximum of 4.0, of which no more than 2.5 may be devoted to other than residential purposes (§771.2)

4. Maximum percentage of lot occupancy for residential uses – seventy-five percent (§772.1)

5. Rear Yard – 2.5 inches per foot of vertical distance, but not less than twelve feet ((§774.1)

6. Side Yard – None required (§775.5)

7. Residential recreation space – not less than fifteen percent of gross floor area devoted to residential uses required to be provided (§773.3)

B. ARTS Overlay District

1. Height - maximum of seventy-five feet (§1902.1)

2. Retail and service uses and arts and arts-related uses shall occupy no less than fifty percent of the ground level of each building that fronts on 14th Street (§1901.1)

IV. Proposed development:

A. Seven-story multiple dwelling building with ground and first floor retail and below-grade parking

B. Seven residential units will be provided

V. Variance relief required:

A. Parking – residential and retail uses (§2101.1)

1. Minimum required: one space for each two dwelling units and one for each 300 square feet of retail space over 3000 square feet – eighteen spaces total

2. Compliant parking spaces provided: three

3. Variance required: fifteen spaces

B. Residential recreation space – fifteen percent of gross floor area devoted to residential use (§773.3)

1. Minimum required: 3,417 square feet

2. Amount proposed: 0 square feet

3. Variance required: 3,417 square feet

C. Minimum outdoor recreation space requirement – 50 percent be located outdoors (§773.8)

1. Minimum required: 1,708 square feet

2. Amount proposed: 0 square feet

3. Variance required: 1,708 square feet

VI. Standards for variance relief (§3103.2)

A. Where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the original adoption of the regulations, or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property,

B. the strict application of any regulation adopted under D.C. Code §§5-413 to 4-432 (1981) would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property, to authorize, upon an appeal relating to the property, a variance from the strict application so as to relieve the difficulties or hardship;

C. Provided, that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

VII. Compliance with the variance standards

A. Exceptional or extraordinary situation or condition

1. Narrow width of property – only fifty feet of frontage along 14th Street while 120 feet of frontage along R Street

2. Disproportionately large core for only seven dwelling units: core occupies approximately twenty-two percent of the total building area creating only a seventy-eight percent efficiency

3. ARTS Overlay District requirement for a minimum of fifty percent retail/arts uses on ground level of buildings fronting on 14th Street

B. Practical difficulty

1. Parking (§2101.1)

a) Narrowness of the property – and thus the size and configuration of parking ramps and core – leaves space for only three parking spaces per garage level

b) To accommodate eighteen compliant spaces, garage would need to extend down six levels

2. Residential recreation space (§773.3)

a) Recreation space cannot be provided on the roof due to elevator access and height restrictions

b) Significant amount of space taken up by retail space required of properties that front 14th Street in the ARTS Overlay District

C. Application can be granted without substantial detriment to public good or the zone plan

1. Development of three vacant lots at a prominent intersection

2. Proposed development has unanimous support of ANC 2F

3. Parking (§2101.1)

a) There will be eighteen parking spaces located in the below-grade garage

4. Residential recreation space (§773.3)

a) Private recreation space will be provided in the form of terraces – approximately 1,786 feet in total, or eight percent of the total residential gross floor area

b) Other public recreational opportunities exist in the vicinity of the subject property

VIII. Conclusions

A. Site is affected by exceptional condition with regard to narrowness of property and large core component

B. Practical difficulty results from limited space left beyond seven dwellings, core, and required retail space

C. Sufficient parking is provided and ample private recreation space is provided, so there is no detriment to public good

D. The application should be granted

H

ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
5 Thomas Circle, NW, Washington, D.C. 20005
Telephone: (202) 667-0052 Fax: (202) 667-0053 www.anc2f.org

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

May 18, 2004

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

BZA 17191

Re: BZA Application, 1638 14th Street NW (14th and R Streets), Square 208

Dear Chairman Griffis and Members of the Board:

At its May 5, 2004 meeting, which was publicly-noticed and with a quorum present, Advisory Neighborhood Commission 2F ("ANC") voted unanimously (5-0-0) to support the recommendation of its Community Development Committee for above-referenced project, which would include the following areas of variance relief:

1. Variance from the court width requirements to permit a reduction from the required court width of approximately 28 feet to no less than 15 feet.

2. Variance from the residential recreation space requirements due to the narrowness of the lot and to prevent the roof structures from protruding above the 83½ foot height limit, which is not possible without the requested variance as the roof structures would need to protrude approximately 18 feet above the roof if residential recreation space were to be provided there. The Commission also notes in support of this request that there are only seven residential units in the building and each one of the residential units has its own private outdoor recreation space and there is a lobby area for the unit residents of the seven units to congregate in, which has an area of approximately 450 square feet.

3. A variance from the parking requirements as 15 of the 18 parking spaces being provided are located in a vault. This is due to the desire to provide below-grade parking, which on a lot that is only 50 feet in width, results in a situation where almost all the parking spaces are beyond the property line. A review of the plans shows that there is no feasible way to provide the required parking within the footprint of the lot.

The ANC supports the requested areas of relief as the applicant has demonstrated that the subject site is unique and affected by an exceptional situation or condition and that the strict application of the Regulations would result in a practical difficulty and this project is a benefit to the community and has no adverse impact.

Thank you for according great weight to our views.

Sincerely,

Cary Silverman
Chair, ANC 2F

BZA
Case No. 17191
Exhibit No. 22

cc: Chip Glasgow (via e-mail cheryl.jones@hklaw.com)

I

14th & R Streets Condominiums

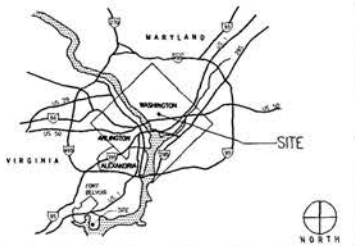
1638 14th Street, NW
Washington, D.C. 20005

NEW 7-STORY BUILDING W/ UNDERGROUND PARKING
7 CONDOMINIUM UNITS

PREPARED FOR:
ROBERTSON DEVELOPMENT
1916 12th Street, NW - Unit 2
Washington, D.C. 20009

ARCHITECTS	STRUCTURAL ENGINEERS	M.E.P. ENGINEERS	CIVIL ENGINEERS
SORG & ASSOCIATES, PC 2000 S Street, NW Washington, D.C. 20009	EHLERT-BRYAN, INC. 1451 Dolley Madison Blvd. Suite 220 McLean, Virginia 22101	ENCON GROUP, INC. 10605 Concord Street, Suite 307 Kensington, Maryland 20895	WILES MENSCH CORPORATION 11860 Sunrise Valley Drive, Suite 200 Reston, Virginia 20191

VICINITY MAP



LOCATION MAP

SYMBOLS LEGEND

MASONRY
CONCRETE MASONRY UNIT
STEEL
EARTH
BATT INSULATION
CONCRETE
RIGID BOARD INSULATION
GRAVEL
NON-CONTINUOUS WOOD BLOCKING
CONTINUOUS WOOD FRAMING
FINISHED WOOD
PLYWOOD
GYPSUM BOARD
STONE
MARBLE
ACOUSTIC TILE / CERAMIC TILE
PLASTIC LAMINATE
WATERPROOF MEMBRANE/ FLASHING

DETAIL INDICATOR
1 — DETAIL NUMBER — DRAWING WHERE DETAILED — DRAWING WHERE TAKEN FROM
SECTION INDICATOR
1 — DETAIL NUMBER — DRAWING WHERE DETAILED — DRAWING WHERE TAKEN FROM
DETAIL & ELEVATION TITLE
1 — DETAIL NUMBER — DRAWING WHERE DETAILED — DRAWING WHERE TAKEN FROM
101 DOOR NUMBER
2 KEYNOTE
100 ROOM NUMBER
ELEVATION POINT
A PARTITION TYPE
243 INTERIOR ELEVATIONS
0000 CEILING HEIGHT
WINDOW TYPE

ABBREVIATIONS

AC	ACOUSTIC	INSUL	INSULATION
ALUM	ALUMINUM	INT	INTERIOR
AFF	ABOVE FINISHED FLOOR	JAN	JANITOR
ARCH	ARCHITECTURAL	JT	JOINT
&	AND		
@	AT	KD	KNOCKDOWN
BD	BOARD	LAV	LAVATORY
BLKG	BLOCKING	MAX	MAXIMUM
CAB	CABINET	MECH	MECHANICAL
CER	CERAMIC	MFR	MANUFACTURER
℄	CENTER LINE	MIN	MINIMUM
CLG	CEILING	MISC	MISCELLANEOUS
CMU	CONCRETE MASONRY UNIT	MM	MILLIMETER
COL	COLUMN	M	METER
CONC	CONCRETE	MO	MASONRY OPENING
CONT	CONTINUOUS		
CT	CERAMIC TILE	NIC	NOT IN CONTRACT
		NAT	NATURAL
DET	DETAIL	OC	ON CENTER
DF	DRINKING FOUNTAIN	OD	OUTSIDE DIAMETER
⌀	DIAMETER	OH	OVERHEAD
DN	DOWN	OPP	OPPOSITE
DWG	DRAWING		
		PLAM	PLASTIC LAMINATE
EA	EACH	PVC	POLYVINYL CHLORIDE
EL	ELEVATION	PLY	PLYWOOD
ELEC	ELECTRICAL	QT	QUARRY TILE
EQ	EQUAL	R	RISER/RADIUS
EWC	ELECTRIC WATER COOLER	REINF	REINFORCED/REINFORCING
EXIST	EXISTING	REQD	REQUIRED
EXPS	EXPOSED STRUCTURE	RO	ROUGH OPENING
FD	FLOOR DRAIN	SEC	SECTION
FE	FIRE EXTINGUISHER	SIM	SIMILAR
FIN	FINISH(ED)	SQ	SQUARE
FL	FLOOR(ING)	STOR	STORAGE
FLUOR	FLUORESCENT	SUS	SUSPENDED
GA	GAUGE	T	TREAD
GALV	GALVANIZED	TEL	TELEPHONE
GL	GLASS/GLAZING	TEMP	TEMPERED
GYP	GYPSUM	TPD	TOILET PAPER DISPENSER
HDWR	HARDWARE	TYP	TYPICAL
HM	HOLLOW METAL	VERT	VERTICAL
HORZ	HORIZONTAL	VB	VINYL BASE
HR	HOUR	W	WIDE / WIDTH
HT	HEIGHT	WD	WOOD

INDEX OF DRAWINGS

G001 COVER SHEET

CIVIL
C101 EXISTING SURVEY PLAN

ARCHITECTURE
A101 BASEMENT FLOOR PLAN
A102 GROUND FLOOR PLAN
A103 FIRST FLOOR PLAN
A104 SECOND FLOOR PLAN
A105 THIRD FLOOR PLAN
A106 FOURTH FLOOR PLAN
A107 FIFTH FLOOR PLAN
A108 SIXTH FLOOR PLAN
A109 ROOF PLAN

A201 BUILDING ELEVATION - SOUTH (R STREET)
A202 BUILDING ELEVATION - NORTH (PARTY WALL)
A203 BUILDING ELEVATION - EAST (14TH STREET)
A204 BUILDING ELEVATION - WEST (ALLEY)

A301 BUILDING SECTION - LONGITUDINAL
A302 BUILDING SECTION - CROSS

DATE	DESCRIPTION
04.02.04	ZONING CHECK SET
04.29.04	BZA SET
06.15.04	BZA SET - REVISED

Consultant

Seal

KEY PLAN

SORG ARCHITECTS
2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.363.6445 FAX: 202.363.6497

14th & R Streets Condominiums
1638 14th Street, NW
Washington, D.C. 20005

NEW RETAIL & RESIDENTIAL BUILDING

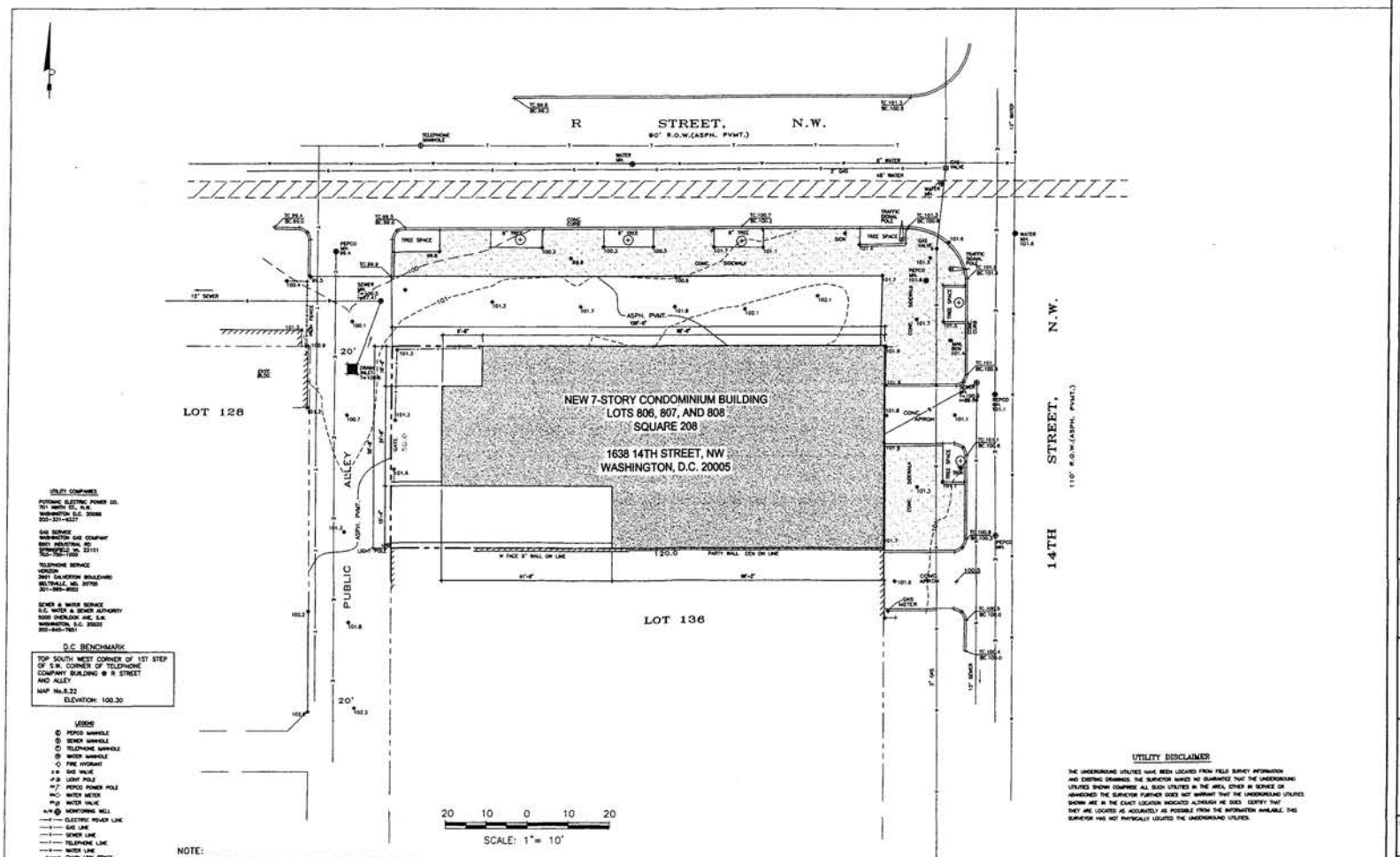
PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title: COVER SHEET

Discipline: ARCHITECTURE
Scale: NA
Date: 15 JUN 2004
Drawn by: MTL
Checked by: JB
File Name:
Sorg Project Number: 311

Drawing Number: G001

Plot: 6 JUL 2004 by MTL



UTILITY COMPANIES

POTOMAC ELECTRIC POWER CO.
701 NINTH ST., N.W.
WASHINGTON D.C. 20068
202-331-6237

GAS SERVICE
WASHINGTON GAS COMPANY
6801 INDUSTRIAL RD
SPRINGFIELD, VA 22151
703-750-1000

TELEPHONE SERVICE
VERIZON
2901 DALVERTON BOULEVARD
BELTSVILLE, MD. 20705
301-595-8052

SEWER & WATER SERVICE
D.C. WATER & SEWER AUTHORITY
5000 OVERLOOK AVE. S.W.
WASHINGTON, D.C. 20032
202-645-7601

D.C. BENCHMARK

TOP SOUTH WEST CORNER OF 1ST STEP OF S.W. CORNER OF TELEPHONE COMPANY BUILDING @ R STREET AND ALLEY
MAP No.8.22
ELEVATION: 100.30

LEGEND

- PEPCO MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- FIRE HYDRANT
- GAS VALVE
- LIGHT POLE
- PEPCO POWER POLE
- WATER METER
- WATER VALVE
- MONITORING WELL
- ELECTRIC POWER LINE
- GAS LINE
- SEWER LINE
- TELEPHONE LINE
- WATER LINE
- CHAIN LINK FENCE

NOTE:
CERTIFICATION IS FOR EXISTING CONDITIONS ONLY

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

No	DESCRIPTION	NAME	DATE
	REVISIONS		

DISTRICT OF COLUMBIA — No. 900240 — LICENSED FOR LAND SURVEYS

DRAWN	R. PATEL
DESIGNED	
CHECKED	
SCALE	1"= 10'

WEST CONSULTING GROUP
4424 MONTGOMERY AVENUE
BETHESDA, MARYLAND 20814
(301) 654-7907 654-7906 (FAX)

1638 14TH STREET, N.W.

SITE PLAN
LOT 807-808 SQUARE 208
WASHINGTON, DC.

DATE MARCH 2003
SHEET 1 OF 1
JOB No. 03-031

DATE	DESCRIPTION
04.02.04	ZONING CHECK SET
04.29.04	BZA SET

REVISIONS

Consultant

Seal

KEY PLAN

SORG
ARCHITECTS
2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.393.6445 FAX: 202.393.6497

14th & R Streets Condominiums
1638 14th Street, NW
Washington, D.C. 20005

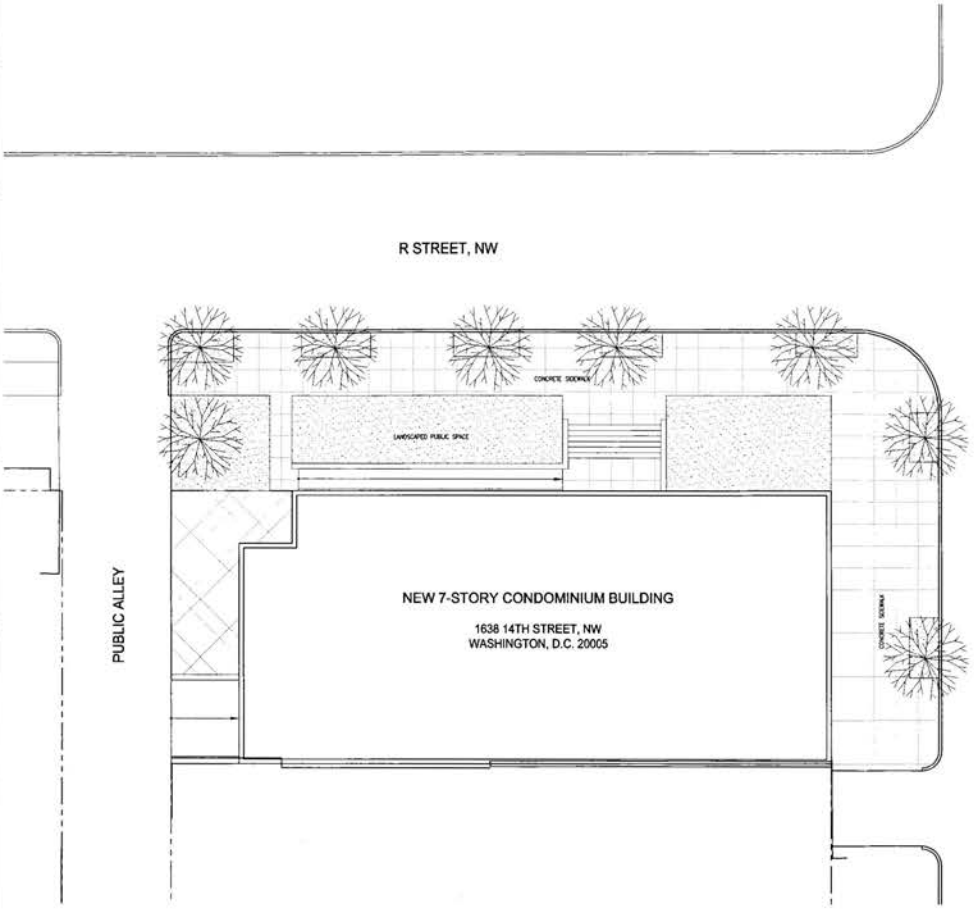
NEW RETAIL & RESIDENTIAL BUILDING

PREPARED FOR:
ROBERTSON DEVELOPMENT

Drawing Title
EXISTING SURVEY PLAN

Discipline	ARCHITECTURE
Scale	AS NOTED
Date	29 APR 2004
Drawn by	-
Checked by	-
Bldg Project Number	351

Drawing Number
C101



1 SITE PLAN
A1.00 SCALE: 1/8"=1'-0"

NORTH

0 2 4 10 20 ft.
scale: 1/8"=1'-0"

ZONING ANALYSIS

TOTAL LOT AREA	6,000 SF	
F.A.R.		
C-3-A	4.0	
1904.3 ARTS OVERLAY BONUS	0.3	
TOTAL ALLOWABLE F.A.R.	4.3	
TOTAL ALLOWABLE GROSS FLOOR AREA		27,000 SF
GROUND FLOOR		4,044 SF
FIRST FLOOR		4,223 SF
SECOND FLOOR		4,547 SF
THIRD FLOOR		3,665 SF
FOURTH FLOOR		4,483 SF
FIFTH FLOOR		4,071 SF
SIXTH FLOOR		4,198 SF
PROPOSED GROSS FLOOR AREA		30,650 SF
F.D.R. AREA	0.5	3,000 SF
ALLOWABLE ROOF STRUCTURE	0.37	± 2,220 SF
PROPOSED ROOF STRUCTURE GROSS FLOOR AREA		424 SF
RECREATION AREA REQUIRED (22,642 SF X 0.15)		3,417 SF
TOTAL PROPOSED RECREATION AREA		0 SF
PROPOSED TOTAL PERSONAL RECREATION AREA (AS ALLOCATED PER UNIT)		1,786 SF
RETAIL GROSS FLOOR AREA		
GROUND FLOOR		2,816 SF
FIRST FLOOR		3,742 SF
TOTAL RETAIL GROSS FLOOR AREA		6,559 SF
MAXIMUM RETAIL FOOTPRINT		6,000 SF
PROPOSED RETAIL FOOTPRINT		5,266 SF
MAXIMUM RESIDENTIAL FOOTPRINT		4,500 SF
PROPOSED RESIDENTIAL FOOTPRINT		4,500 SF

REVISIONS	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.26.04	BZA SET
	06.18.04	BZA SET - REVISED

Consultant

Seal

KEY PLAN

SORG
ARCHITECTS
2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.393.6445 FAX: 202.393.6467

14th & R Streets Condominiums
1638 14th Street, NW
Washington, D.C. 20005

NEW RETAIL & RESIDENTIAL BUILDING

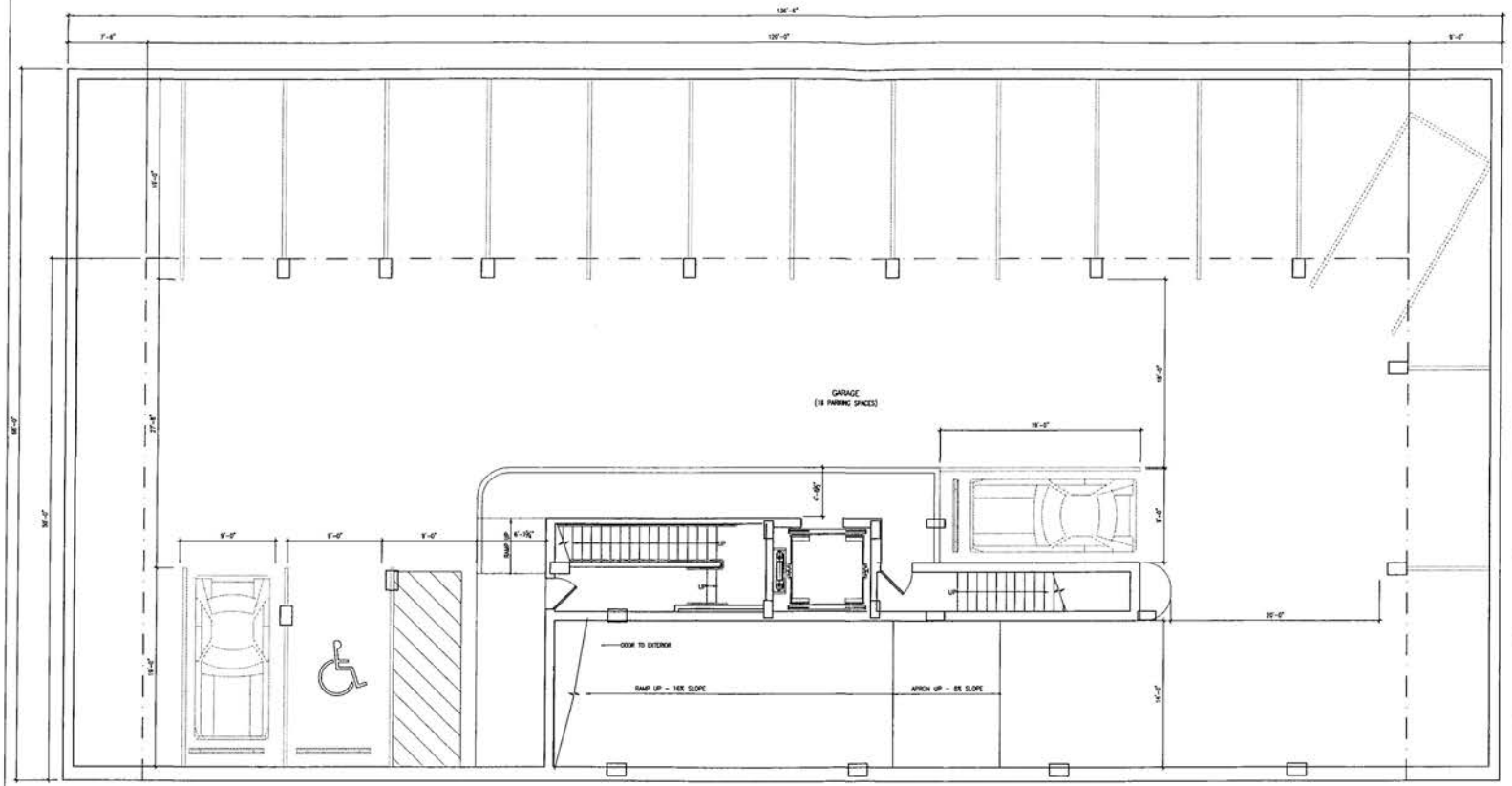
PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title: SITE PLAN

Discipline	ARCHITECTURE
Scale	1/8" = 1'-0"
Date	18 JUN 2004
Drawn by	MDL
Checked by	JB
File Name	
Sorg Project Number	311

Drawing Number: A100

Ext. 3" MAP_APH-2003.01 1638 and R Street CAD\ARCHITECTURE REVIT\22 2004-06-18 21:1... DWG, ANSI_B (17.00 in x
Plot Date: 23 Jun 2004 by MDL



1 A1.01 BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

NORTH

0 1 2 5 10 ft.
scale: 1/4"=1'-0"

REVISIONS	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.26.04	BZA SET
	06.18.04	BZA SET - REVISED

Consultant

Seal

KEY PLAN

SORG
ARCHITECTS
2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.393.6443 FAX: 202.393.6497

14th & R Streets Condominiums
1838 14th Street, NW
Washington, D.C. 20009

NEW RETAIL & RESIDENTIAL BUILDING

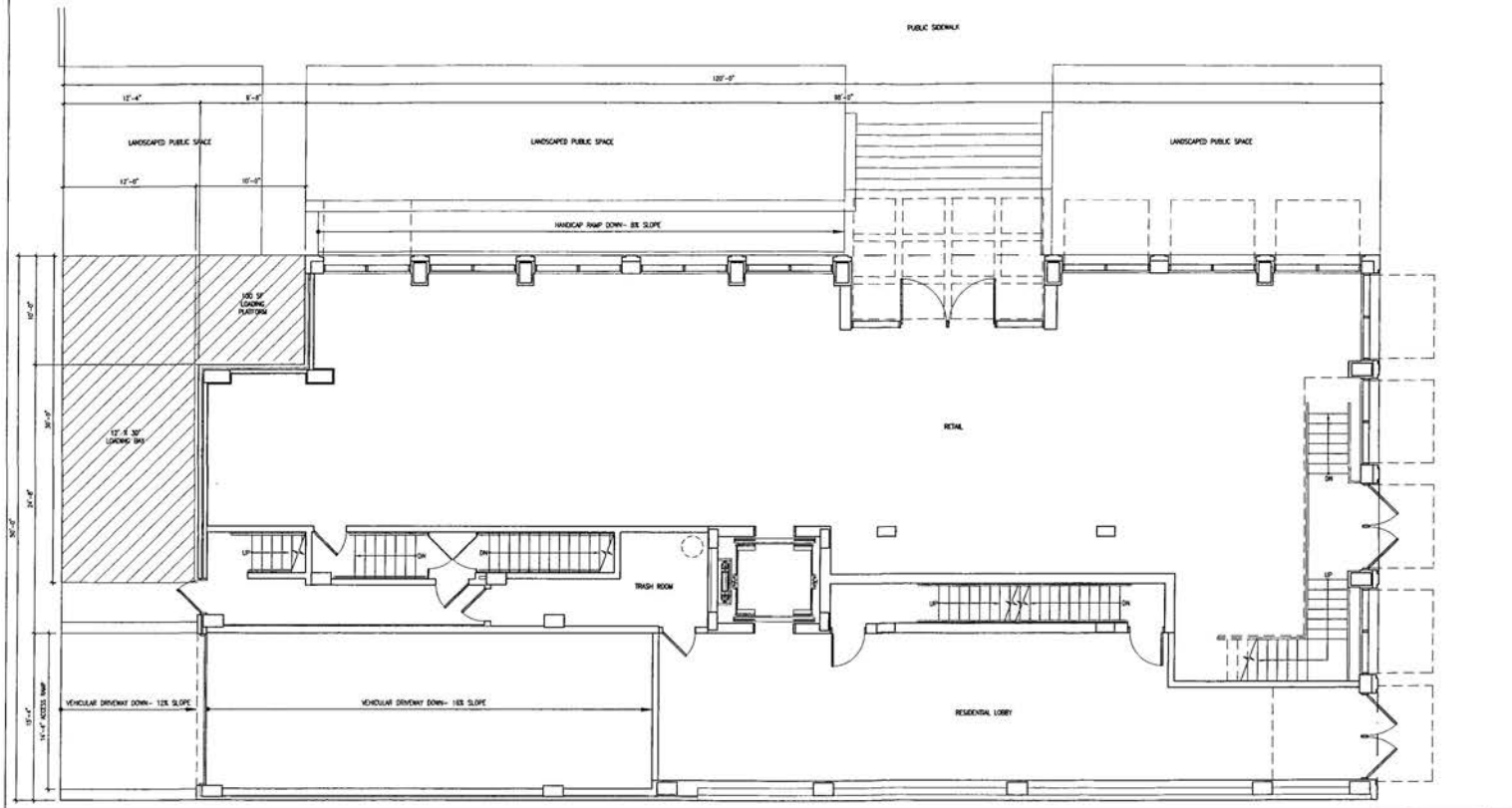
PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title: BASEMENT FLOOR PLAN

Discipline	ARCHITECTURE
Scale	1/4"=1'-0"
Date	18 JUN 2004
Drawn by	MTL
Checked by	JR
File Name	
Sorg Project Number	311

Drawing Number: A101

File: [illegible]
Plot: 18 Jun 2004 by Mike



1 / A102 GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"

NORTH

0 1 2 5 10 ft
scale: 1/4"=1'-0"

REVISIONS	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.29.04	BZA SET
	06.16.04	BZA SET - REVISED

Consultant

Seal

KEY PLAN

SORG
ARCHITECTS
2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.393.6445 FAX: 202.393.6497

14th & R Streets Condominiums
1838 14th Street, NW
Washington, D.C. 20009

NEW RETAIL & RESIDENTIAL BUILDING

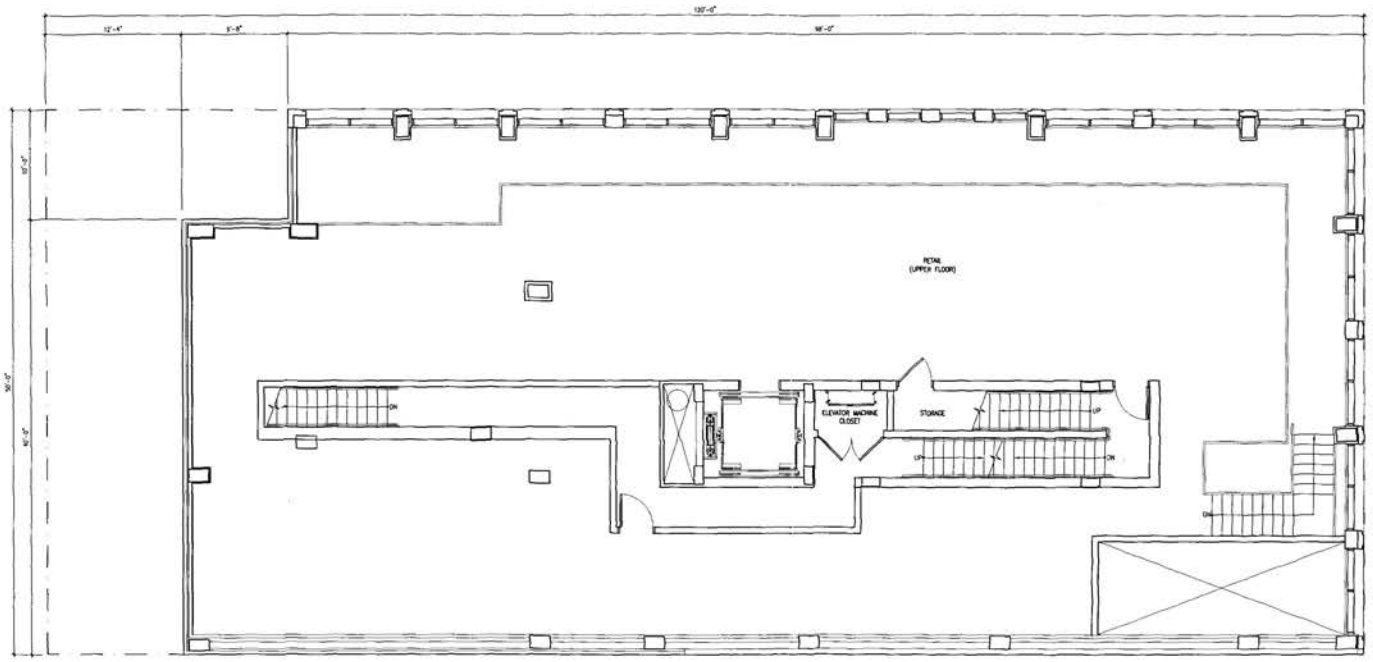
PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title: GROUND FLOOR PLAN

Discipline	ARCHITECTURE
Scale	1/4"=1'-0"
Date	16 JUN 2004
Drawn by	MTL
Checked by	JB
File Name	
Sorg Project Number	351

Drawing Number: A102

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Plot Date: 16 Jun 2004 by MARL



1 A1.03 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

NORTH

0 1 2 5 10 ft.
scale: 1/4"=1'-0"

REVISIONS	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.29.04	BZA SET
	06.16.04	BZA SET - REVISED

Consultant

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KEY PLAN

SORG
ARCHITECTS
2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.393.6445 FAX: 202.393.6497

14th & R Street Condominiums
1636 14th Street, NW
Washington, D.C. 20009

NEW RETAIL & RESIDENTIAL BUILDING

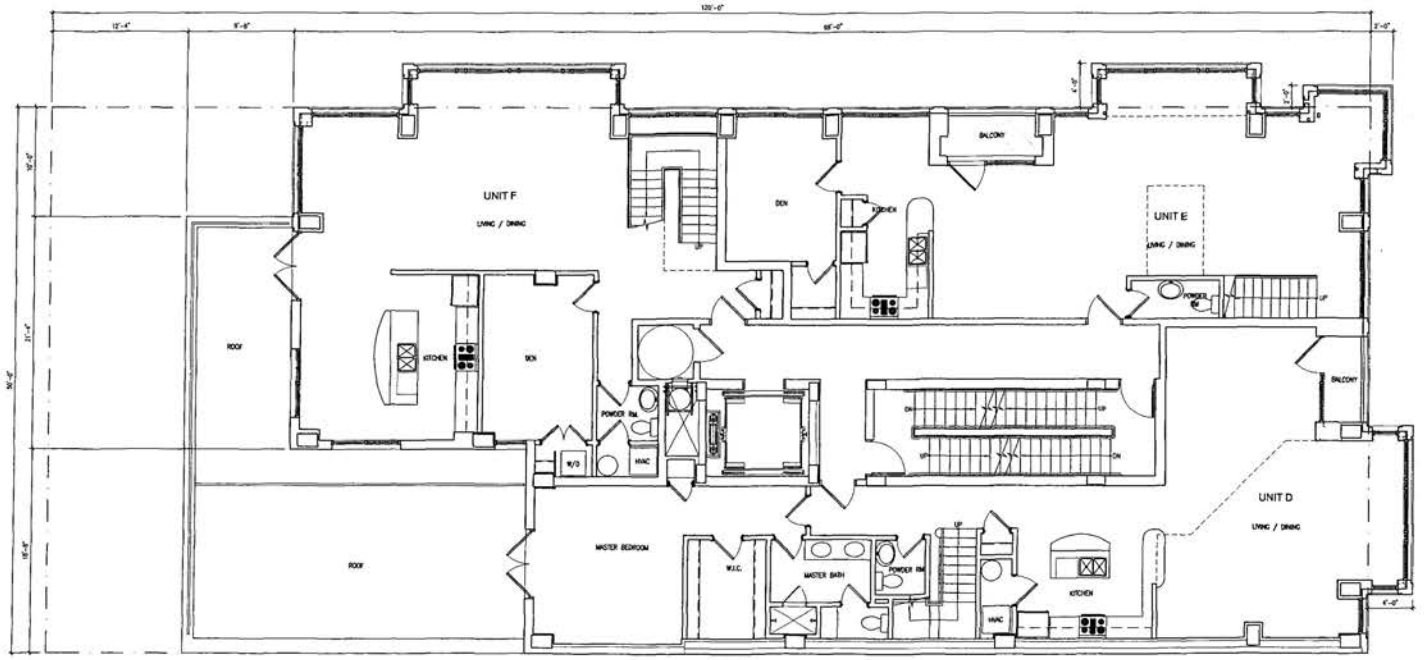
PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title: FIRST FLOOR PLAN

Discipline	ARCHITECTURE
Scale	1/4"=1'-0"
Date	16 JUN 2004
Drawn by	MTL
Checked by	JB
File Name	
Sorg Project Number	311

Drawing Number: A103

Plot Date: 16 Jun 2004 by MTL



1 SECOND FLOOR PLAN
A1.04 SCALE: 1/4"=1'-0"

NORTH

0 1 2 5 10 ft.
scale: 1/4"=1'-0"

REVISIONS	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.29.04	BZA SET
	06.15.04	BZA SET - REVISED

Consultant

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KEY PLAN

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14th & R Streets Condominium
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Washington, D.C. 20009

NEW RETAIL & RESIDENTIAL BUILDING

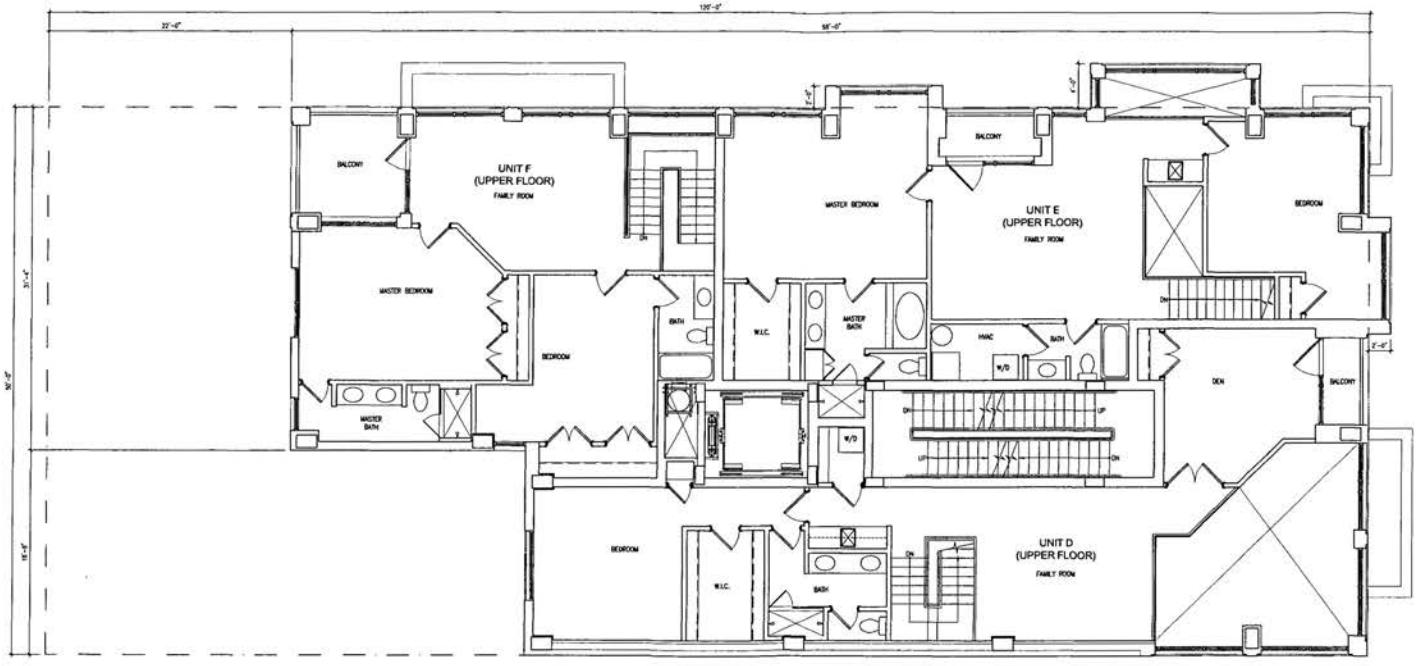
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ROBERTSON DEVELOPMENT

Drawing Title: SECOND FLOOR PLAN

Discipline:	ARCHITECTURE
Scale:	1/4"=1'-0"
Date:	18 JUN 2004
Drawn by:	MS
Checked by:	JS
File Name:	
Sorg Project Number:	311

Drawing Number: A104

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Plot Date: 18 Jun 2004 by MSS



1 A1.05 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

NORTH

0 1 2 5 10 ft.
scale: 1/4"=1'-0"

REVISIONS	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.20.04	BZA SET
	06.18.04	BZA SET - REVISED

Consultant

Seal

SORG
ARCHITECTS

2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.393.6445 FAX: 202.393.6497

14th & R Streets Condominiums
1638 14th Street, NW
Washington, D.C. 20005

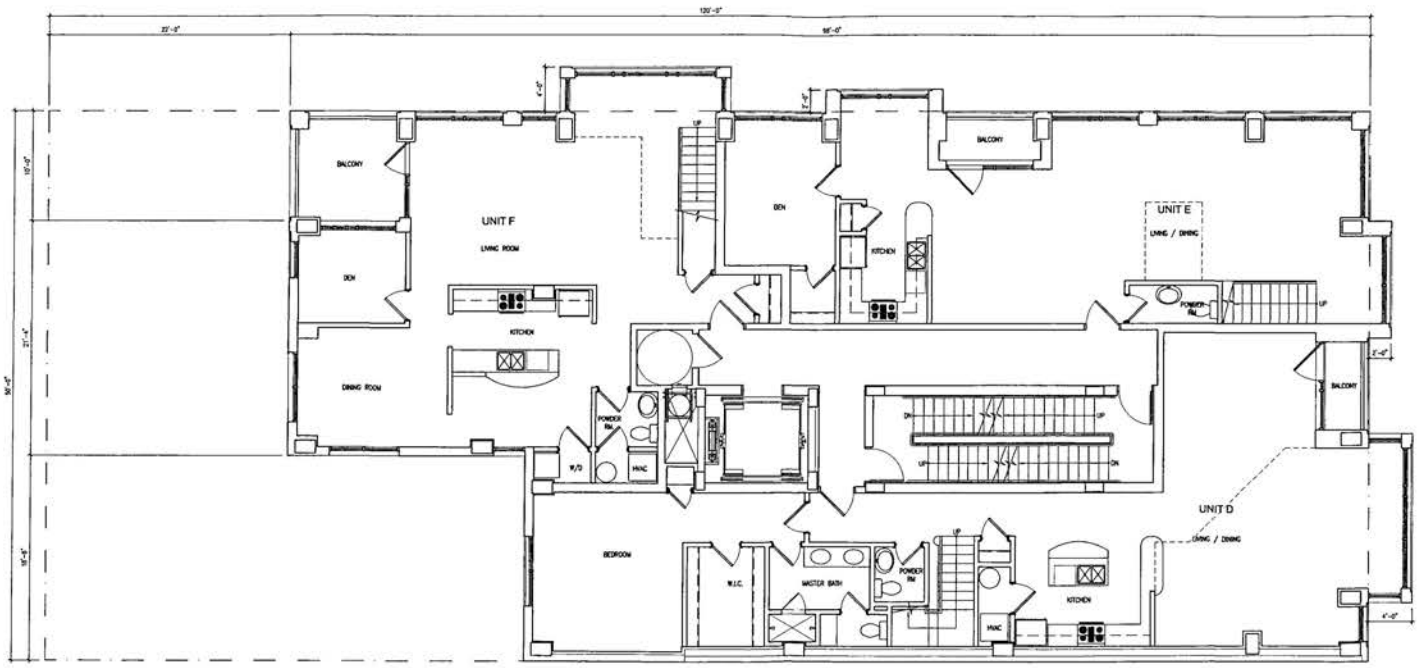
NEW RETAIL & RESIDENTIAL BUILDING

PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title: THIRD FLOOR PLAN

Discipline: ARCHITECTURE	Drawing Number: A105
Scale: 1/4"=1'-0"	
Date: 18 JUN 2004	
Drawn by: MTL	
Checked by: JB	
File Name:	
Sorg Project Number: 311	

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Plot Date: 18 Jun 2004 by MTL



1 A106 FOURTH FLOOR PLAN
SCALE: 1/4"=1'-0"

REVISIONS	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.29.04	BZA SET
	06.18.04	BZA SET - REVISED

Consultant

Seal

KEY PLAN

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ARCHITECTS
2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.393.6445 FAX: 202.393.6497

14th & R Streets Condominiums
1636 14th Street, NW
Washington, D.C. 20005

NEW RETAIL & RESIDENTIAL BUILDING

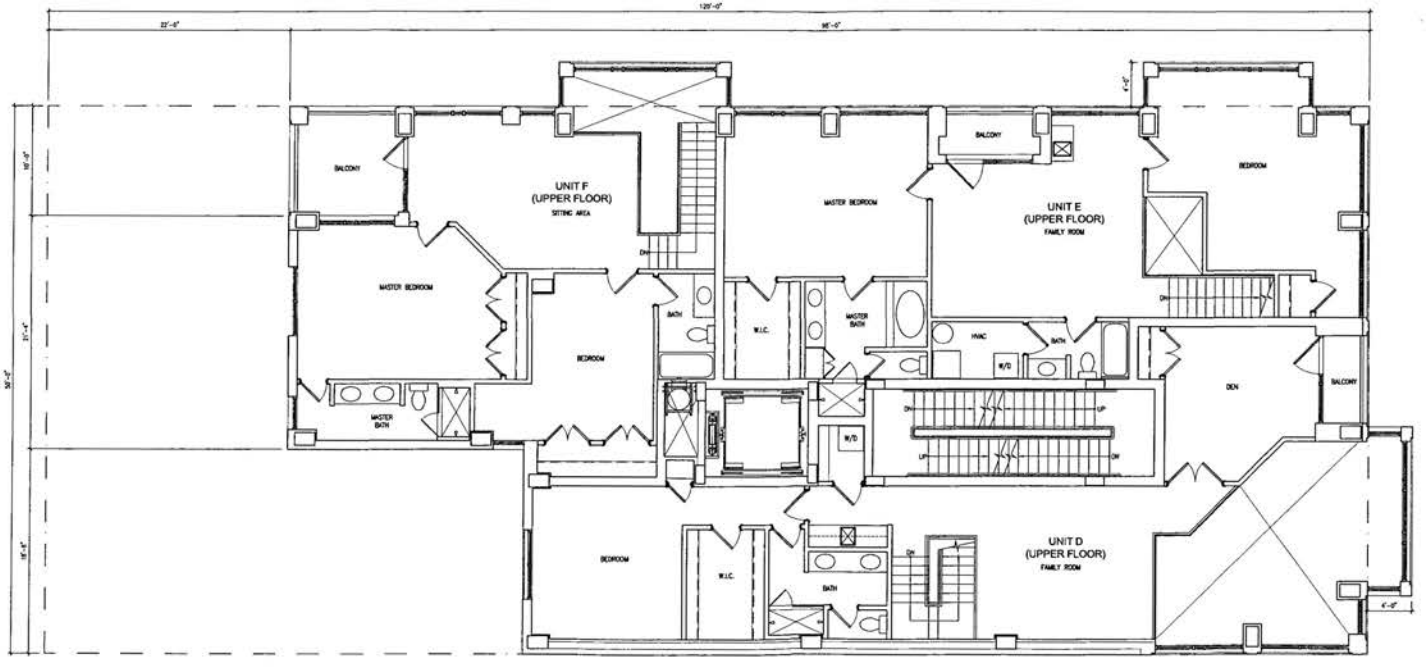
PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title: FOURTH FLOOR PLAN

Discipline	ARCHITECTURE
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Date	18 JUN 2004
Drawn by	MTL
Checked by	JB
File Name	
Sorg Project Number	311

Drawing Number: A106

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Plot Date: 18 Jun 2004 by MTL



1 A1.06 FIFTH FLOOR PLAN
SCALE: 1/4"=1'-0"

NORTH

0 1 2 5 10 ft.
scale: 1/4"=1'-0"

REVISIONS	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.29.04	BZA SET
	06.18.04	BZA SET - REVISED

Consultant

Seal

KEY PLAN

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ARCHITECTS
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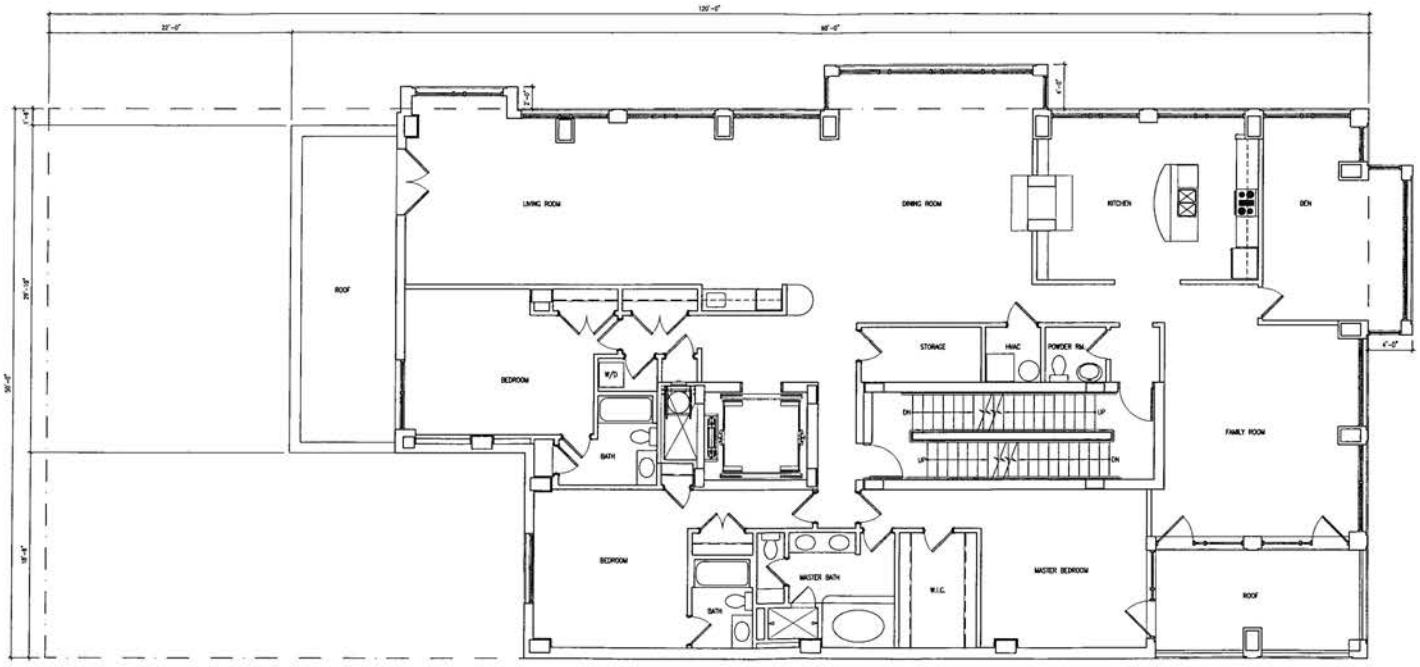
NEW RETAIL & RESIDENTIAL BUILDING

PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title: FIFTH FLOOR PLAN

Discipline: ARCHITECTURE	Drawing Number
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Date: 18 JUN 2004	
Drawn by: MTL	
Checked by: JB	
File Name:	
Sorg Project Number: 311	

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Plot Date: 18 Jun 2004 by tomtj



1 A1.06 SIXTH FLOOR PLAN
SCALE: 1/4"=1'-0"

NORTH

0 1 2 5 10 ft.
scale: 1/4"=1'-0"

REVISIONS	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.29.04	BZA SET
	06.18.04	BZA SET - REVISED

Consultant

Seal

KEY PLAN

SORG
ARCHITECTS
2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.393.6445 FAX: 202.393.6497

14th & R Streets Condominiums
1638 14th Street, NW
Washington, D.C. 20005

NEW RETAIL & RESIDENTIAL BUILDING

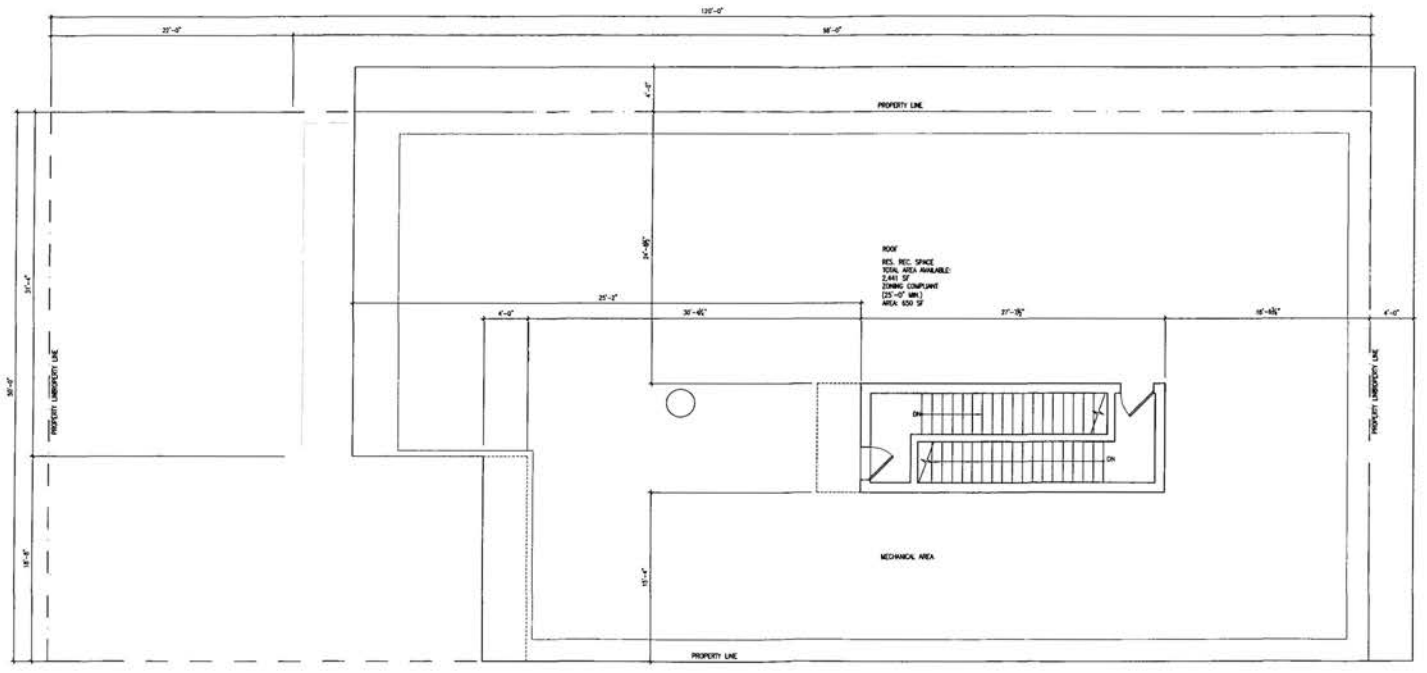
PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title: SIXTH FLOOR PLAN

Discipline	ARCHITECTURE
Scale	1/4"=1'-0"
Date	18 JUN 2004
Drawn by	MTL
Checked by	JS
File Name	
Sorg Project Number	311

Drawing Number: A108

For: EXAMS_Proj\2003\311 14th and R Street\DWG\Arch\BZA REVISED 2004-06-18\311_DWG_A108_FP SIXTH.dwg
Plot Date: 18 Jun 2004 by MTL



1 A109 ROOF PLAN
SCALE: 1/4"=1'-0"

REVISIONS	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.29.04	BZA SET
	06.18.04	BZA SET - REVISED

Consultant

Seal

KEY PLAN

SORG
ARCHITECTS
2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.393.6445 FAX: 202.393.6497

14th & R Streets Condominiums
1638 14th Street, NW
Washington, D.C. 20005

NEW RETAIL & RESIDENTIAL BUILDING

PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title: ROOF PLAN

Discipline: ARCHITECTURE	Drawing Number: A109
Scale: 1/4"=1'-0"	
Date: 18 JUN 2004	
Drawn by: MR	
Checked by: JB	
File Name:	
Sorg Project Number: 311	

NORTH

0 1 2 5 10 ft.
scale: 1/4"=1'-0"

File: P:\ARE_Proj\2003\311 14th and R Street\DWG\Arch\ASA PHASE 2004-06-18\311_DRC_A109_RP ROOF.dwg
Plot Date: 18 Jun 2004 by MARC



1 / A2.01 R STREET ELEVATION
SCALE: 1/4"=1'-0"

0 1 2 4 8
scale: 1/4"=1'-0"

REVISIONS	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.29.04	BZA SET
	05.18.04	BZA SET - REVISED

Consultant

Seal

KEY PLAN

SORG
ARCHITECTS
2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.383.6445 FAX: 202.383.6497

14th & R Streets Condominiums
1836 14th Street NW
Washington, D.C. 20005

NEW RETAIL & RESIDENTIAL BUILDING

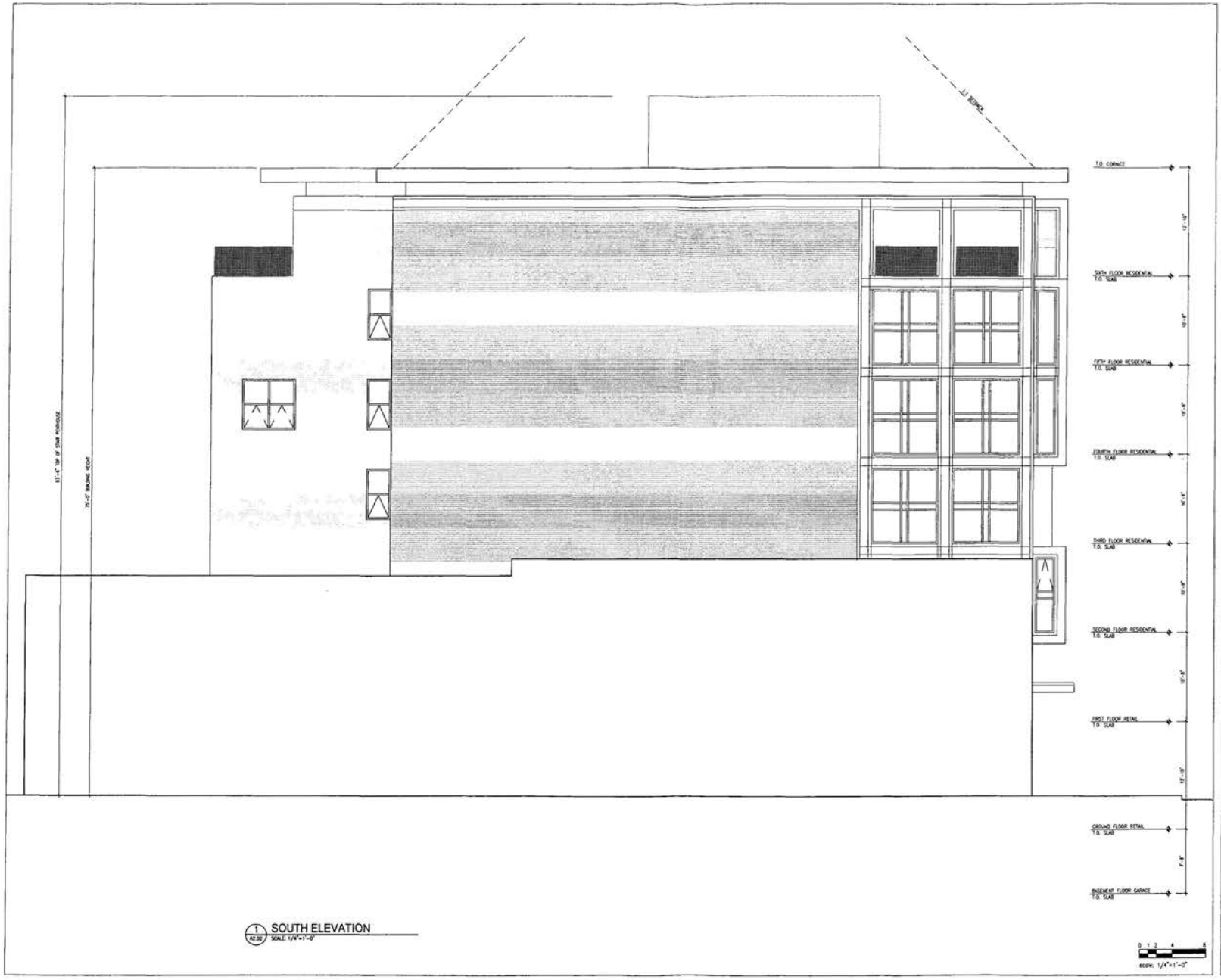
PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title: BUILDING ELEVATIONS

Discipline	ARCHITECTURE
Scale	AS NOTED
Date	18 JUN 2004
Drawn by	MTL
Checked by	JB
File Name	
Sorg Project Number	317

Drawing number: A201

File: P:\ARC Proj\0317\1 14th and R Street\DWG\arch\BZA 051804 2004-06-18 (317).DWG_A201.dwg
Plot Date: 18 Jun 2004 by MARK



1 A2.02 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS	DATE	DESCRIPTION
	04.22.04	ZONING CHECK SET
	04.29.04	BZA SET
	06.18.04	BZA SET - REVISED

Consultant

Seal

KEY PLAN

SORG
ARCHITECTS
2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.393.6445 FAX: 202.393.6457

14th & R Streets Condominiums
1838 14th Street, NW
Washington, D.C. 20005

NEW RETAIL & RESIDENTIAL BUILDING

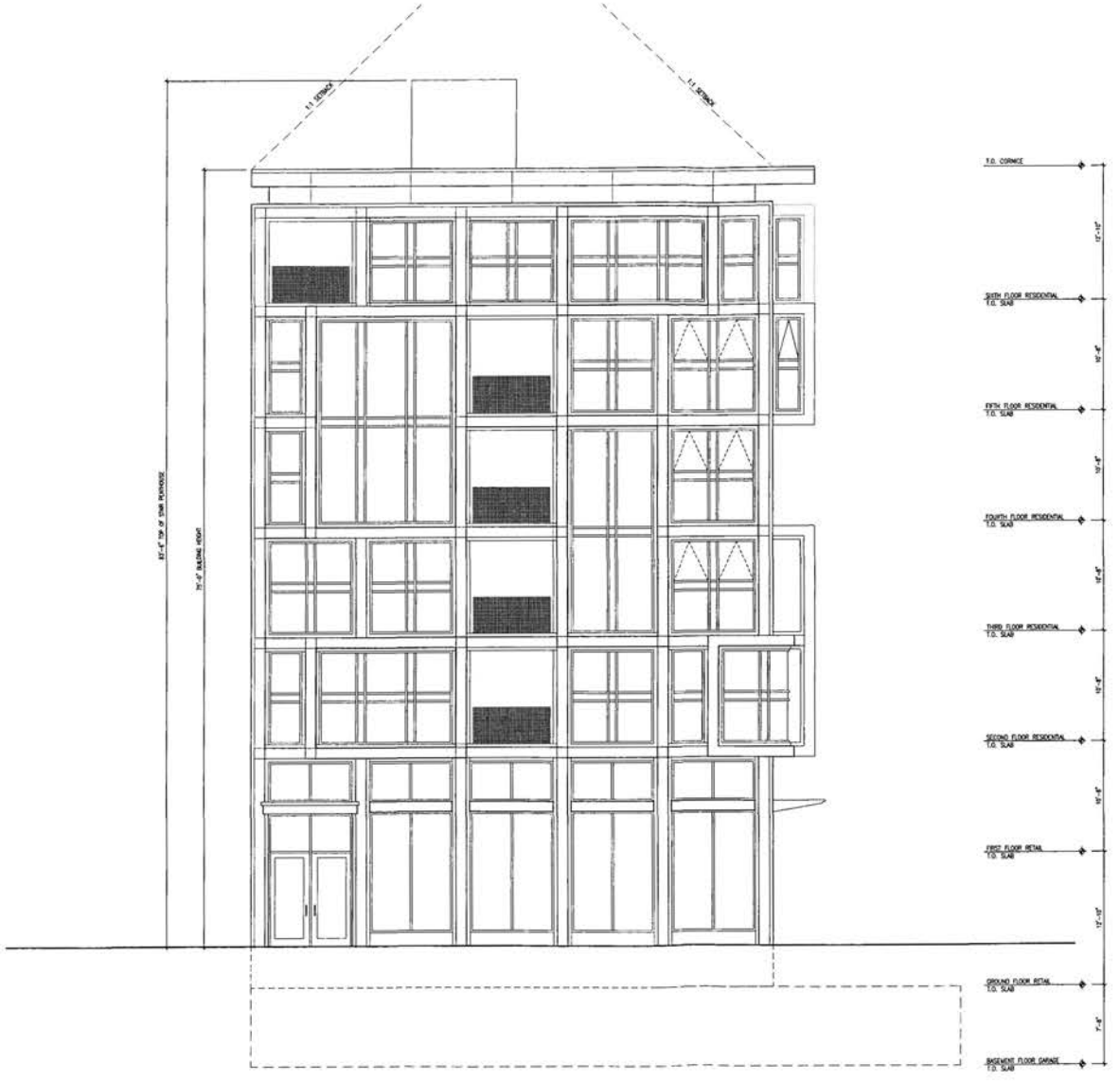
PREPARED FOR:
ROBERTSON DEVELOPMENT

Drawing Title: BUILDING ELEVATIONS

Discipline	ARCHITECTURE
Scale	AS NOTED
Date	18 JUN 2004
Drawn by	MTL
Checked by	JB
File Name	
Sorg Project Number	311

Drawing Number: A202

File: P:\ARC_Proj\0302\3.11 14th and R Street\DWGs\Arch\BZA REVISED 2004-06-18\3.11_ARC_A202.dwg
Plot Date: 18 Jun 2004 by MARC



2 / A2.03 14TH STREET ELEVATION
SCALE: 1/4"=1'-0"

0 1 2 4 8
scale: 1/4"=1'-0"

REVISIONS	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.29.04	BZA SET
	06.18.04	BZA SET - REVISED

Consultant

Seal

KEY PLAN

SORG
ARCHITECTS
2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.393.6445 FAX: 202.393.6497

14th & R Streets Condominiums
1936 14th Street, NW
Washington, D.C. 20005

NEW RETAIL & RESIDENTIAL BUILDING

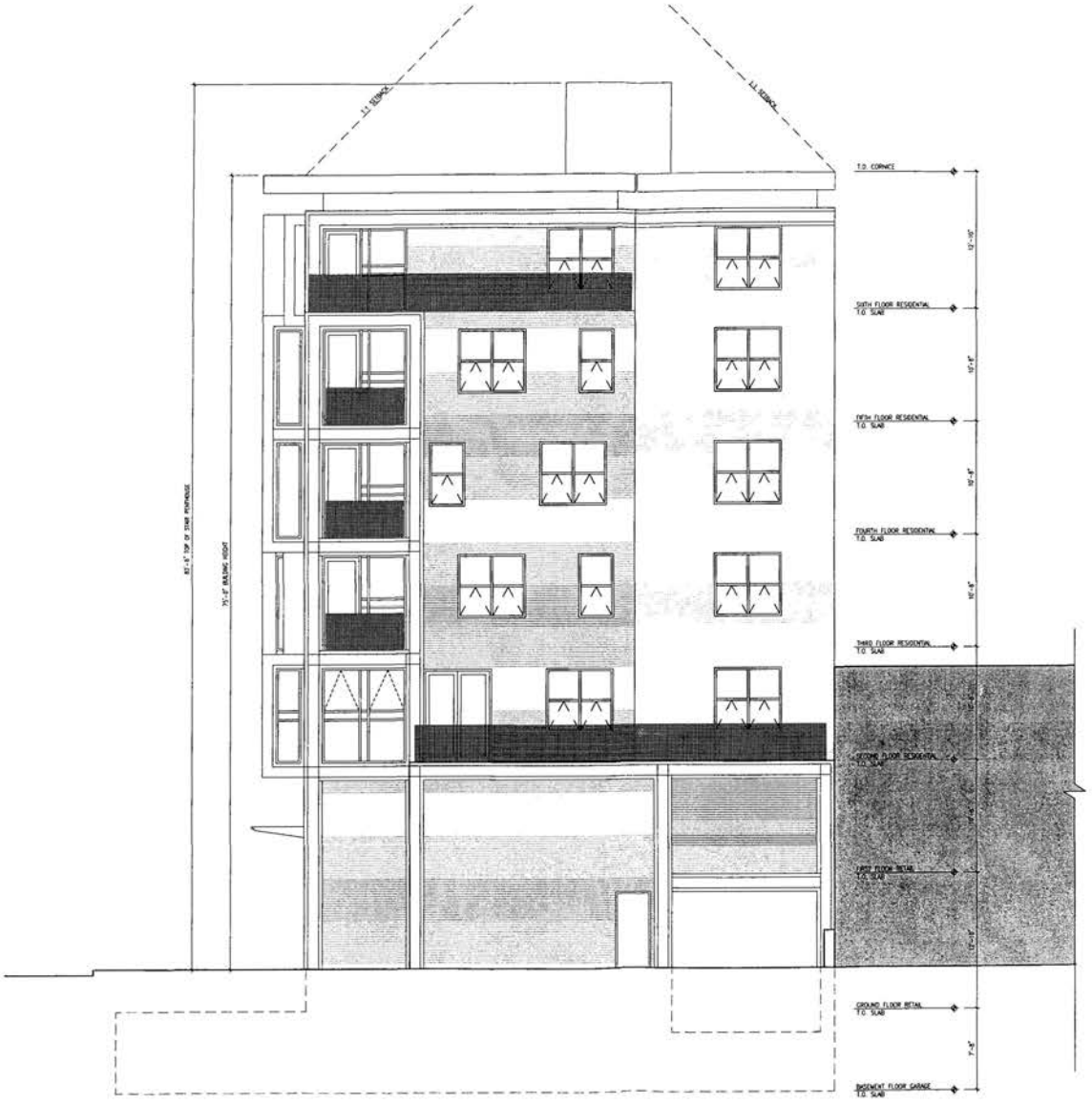
PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title
BUILDING ELEVATIONS

Discipline	ARCHITECTURE
Scale	AS NOTED
Date	18 JUN 2004
Drawn by	MTL
Checked by	JB
File Name	
Sorg Project Number	311

Drawing Number
A203

File: S:\AIA_Proj\2003\311 14th and R Street\DWG\Arch\BZA REVISED 2004-06-18\311_DWG_A203.dwg
Plot Date: 18 June 2004 - 08:18am



1 A2.04 WEST ELEVATION
SCALE: 1/4"=1'-0"

0 1 2 4 8
scale: 1/4"=1'-0"

REVISIONS	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.29.04	BZA SET
	06.18.04	BZA SET - REVISED

Consultant

Seal

KEY PLAN

SORG
ARCHITECTS
2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.393.6445 FAX: 202.393.6497

14th & R Streets Condominiums
1636 14th Street, NW
Washington, D.C. 20005

NEW RETAIL & RESIDENTIAL BUILDING

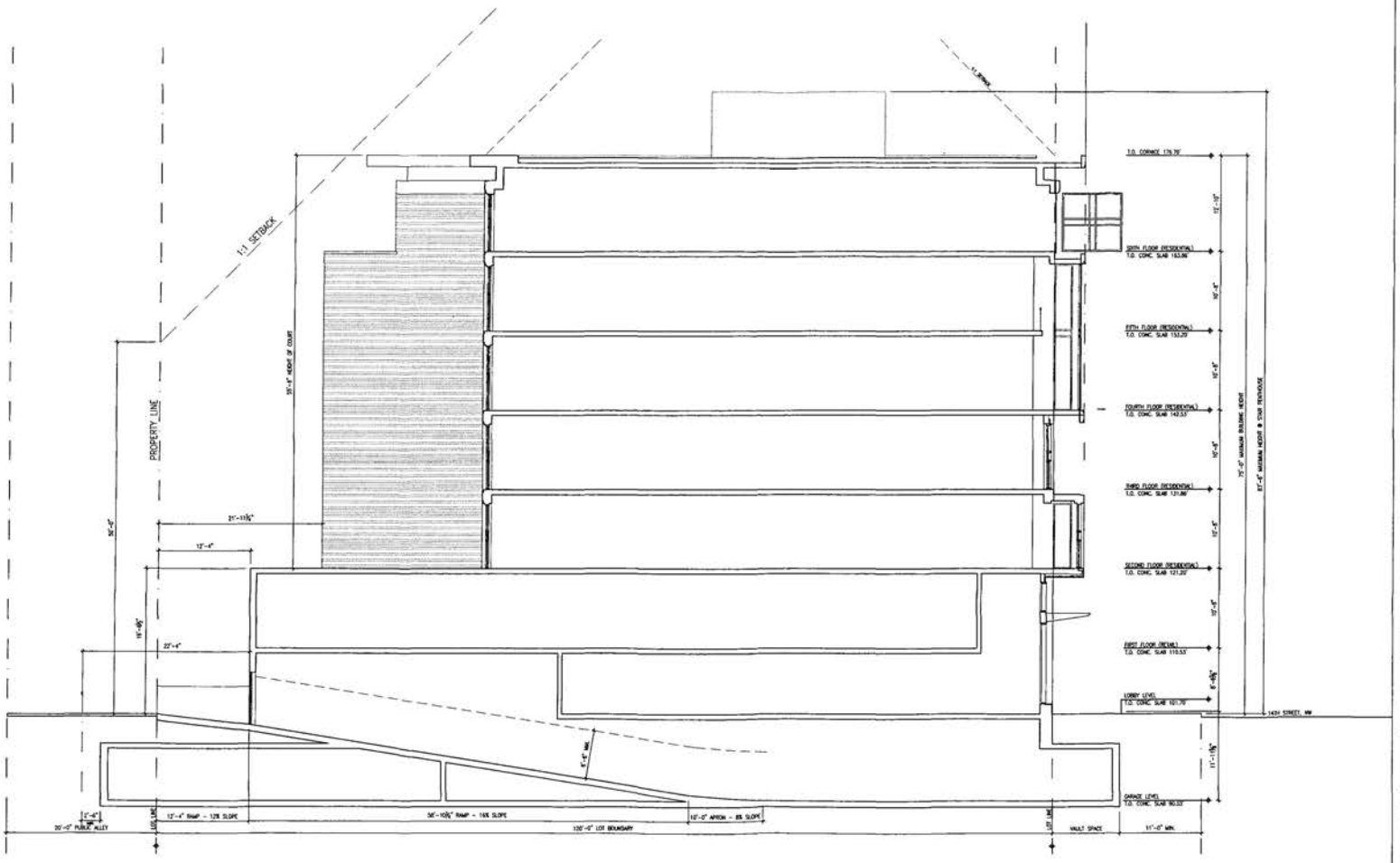
PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title: BUILDING ELEVATIONS

Discipline	ARCHITECTURE
Scale	AS NOTED
Date	18 JUN 2004
Drawn by	MTL
Checked by	JS
File Name	
Sorg Project Number	311

Drawing Number: A204

File Name: Proj\311\1 14th and R Street\DWG\Arch\A204 REVISED 2004-06-18 11:31:12 MC_A204.dwg
Plot Date: 18 Jun 2004 by MTL



1 A301 BUILDING LONGITUDINAL SECTION
SCALE: 3/16" = 1'-0"

REVISIONS	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.29.04	BZA SET
	06.16.04	BZA SET - REVISED

Consultant

Seal

KEY PLAN

SORG ARCHITECTS
2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.393.6440 FAX: 202.393.6457

14th & R Streets Condominiums
1638 14th Street, NW
Washington, D.C. 20003

NEW RETAIL & RESIDENTIAL BUILDING

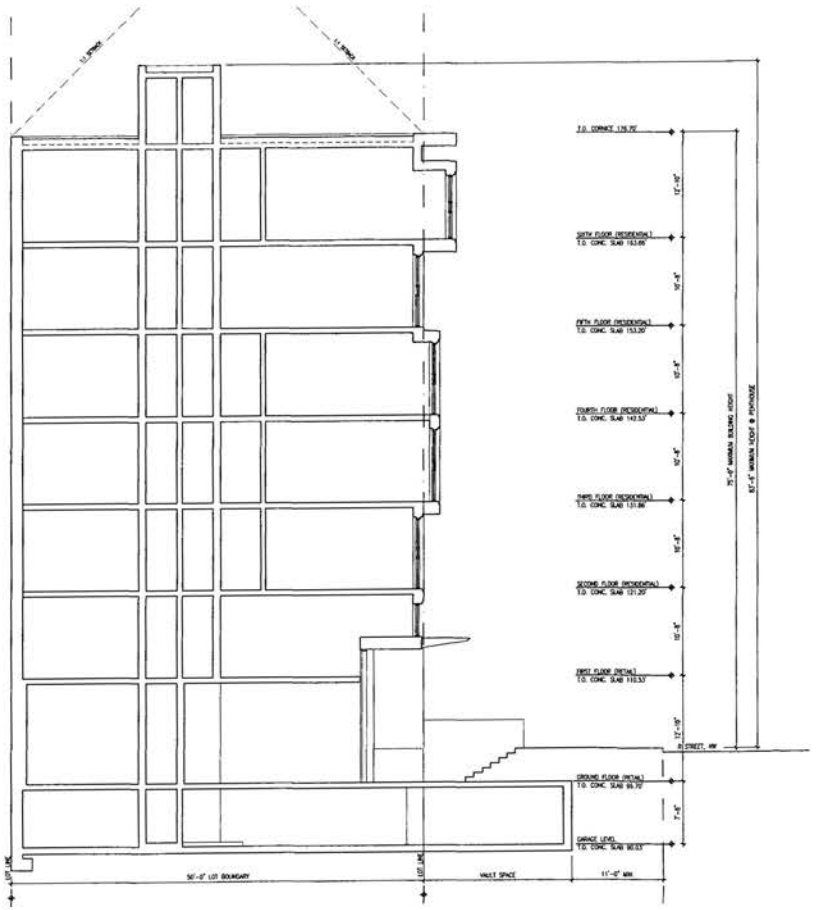
PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title: BUILDING SECTION

Discipline	ARCHITECTURE
Scale	AS NOTED
Date	16 JUN 2004
Drawn by	MTL
Checked by	JB
File Name	
Sorg Project Number	331

Drawing Number: A301

For PLANE Plot 2003/331 | 14th and R Street\DWG\arch\BZA REVISED 2004-06-16\331_DWG_A301_BZE SECTION.dwg
Plot Date: 16 Jun 2004 By MTL



1 A302 BUILDING CROSS SECTION
SCALE: 3/16" = 1'-0"

REVISIONS	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.26.04	BZA SET
	06.18.04	BZA SET - REVISED

Consultant

Seal

KEY PLAN

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2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.393.6445 FAX: 202.393.6497

14th & R Streets Condominiums
1638 14th Street, NW
Washington, D.C. 20005

NEW RETAIL & RESIDENTIAL BUILDING

PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title: BUILDING SECTION

Discipline	ARCHITECTURE
Scale	AS NOTED
Date	18 JUN 2004
Drawn by	MTL
Checked by	JB
File Name	
Sorg Project Number	311

Drawing Number: A302

File: S:\ARC Proj\2003\311 14th and R Street\ARC\ARCH\BZA #2\BZA 2004-06-18\311_DWG_ADD_BLDG SECTION.dwg
Plotted: 18 Jun 2004 by MTL

J

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**14th and R Streets, NW**	X	Agenda
Landmark/District:	**14th Street Historic District**		Consent Calendar
		X	Concept Review
Meeting Date:	**January 22, 2004**		Alteration
H.P.A. Number:	**03-555**	X	New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

The applicant, Sorg and Associates Architects representing developer Paul Robertson, return to the Board for on-going conceptual design review for construction of a seven-story retail and residential building on vacant land at the southwest corner of 14th and R Streets in the Greater 14th Street Historic District. When last presented in December, the Board confirmed their support for the overall height and cubic design approach, but expressed concern about the extent, organization and treatment of the projecting bays and the proposal's general lack of progress in being refined since the previous presentation in October.

The applicants have responded to each of the concerns raised by the Board with a much-improved design. As suggested, the projecting bays have been pulled away from the adjoining building on the south, the largest square bays have been made narrower and more vertical in orientation, and all of the bays have been detailed so that the proportions of their masonry framing elements are slightly narrower and inset from the wider structural framing elements on the base building. This last change, while subtle, establishes a hierarchy of forms on the building reminiscent of the relationship found on historic buildings in the historic district, in which the bays are secondary to the base building; in addition, it also provides a more delicate sense of proportion. Finally, the glazing within the bays has been revised to include bands of sandblasted glass to provide additional texture and scale. The design is more disciplined, carefully detailed, and compatible with the character of the historic district.

In thinking further about the façade material, the applicants have expressed an interest in exploring the use of a metal panel system rather than precast, and are seeking the Board's input on this potential material change. The staff has asked that samples or images of possible panel systems be provided for the presentation in order to facilitate this discussion.

The staff recommends that the Review Board approve the revised concept as not incompatible with the character of the historic district and direct the applicants to continue coordinating with the staff as they proceed through design development.

HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**14th and R Streets, NW**	**X**	Agenda
Landmark/District:	**14th Street Historic District**		Consent Calendar
		X	Concept Review
Meeting Date:	**September 25, 2003**		Alteration
H.P.A. Number:	**03-555**	**X**	New Construction
Staff Reviewer:	**Steve Callcott**		Demolition
			Subdivision

The applicant, Sorg and Associates Architects for developer Paul Robertson, seeks conceptual design review for construction of a seven-story retail and residential building on vacant land at the southwest corner of 14th and R Streets in the Greater 14th Street Historic District. The project would abut a 1933 automobile service garage to the south, and a row of 1914 Wardman-built apartment buildings to the west.

The concept proposal calls for a contemporary design of glass and stone modulated into a series of projecting and receding geometric cubes of varied proportions, serving alternatively as projecting bays and outdoor terrace areas for the upper level apartments. The retail space on the first two floors would be set flush with the building line, defined by slender piers punctuated with projecting canopies. While the internal arrangement of the retail space is split with one level raised above and another partially below grade, the exterior would not include areaways or sunken entrances [the section incorrectly shows a small areaway, which is not intended].

The building would rise to 75 feet, with its penthouse rising to 83 feet; the building would step down in height on the west (R Street) elevation. While the Board has expressed concern over some projects on 14th Street that have been proposed at a height of 75 feet, the different conditions inherent in each location have been recognized. On the 1400 and 1500 blocks, occupied primarily by three and four story buildings, the Board has asked that additional floors on top of historic buildings or taller new construction be set back or stepped down to meet the general height of the historic buildings on the street. In other locations, such as in the 1300 and 2100 blocks, the Board has allowed taller (75 and 90 foot) buildings, because of the taller buildings on or surrounding those blocks. As this site is adjacent to some of the tallest buildings on 14th Street (the 83' and 105' Verizon buildings to the north, and the 58' Central Union Mission building to the east (all three of which contribute to the historic district), the proposed 75' height does not seem unreasonable or incompatible in this location.

Like many recent projects along 14th Street, the design is frankly contemporary, attempting to relate to the historic district not by imitation but by adding to it in a way that is respectful and deliberately different. The commercial character of the street, along with its variety of heights, building types and architectural expressions perhaps lends

itself to greater architectural experimentation than it might on more historically intact, homogeneous residential blocks. However, while the massing and ratio of window to wall is clearly different from the historic district, attempts are made to relate to the character of the street by differentiating the retail base from the residential upper levels and breaking down the building's mass into smaller rectilinear elements to reduce its scale and relate to the rectilinear façade organization of the auto showroom buildings along 14th Street. As the design continues to be developed, additional thought should be given to how the building could be further related to its historic context. Color and materials will be important areas to explore, and would provide opportunities for creating further visual interest and texture. Some subtle differentiation of the projecting bays, either in terms of color or material might be worthy of consideration.

The staff recommends that the Review Board approve the overall conceptual approach, including the proposed height, general massing, and setbacks, and that the applicants continue to refine the concept as outlined above. The project should return to the Board for further conceptual review when ready.