Foggy Bottom and West End
Advisory Neighborhood Commission (ANC-2A)

c/o St. Mary's Court 725 24th Street, N.W. Washington, D.C. 20037 (202) 736-1775

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October 15, 2004

Mr. Geoffrey H. Griffis, Chair
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

RE: BZA Application No. 17220, Request for Waiver of Deadline for ANC Comments

Dear Mr. Griffis:

ANC-2A respectfully requests that the time regulation for filing its comments on the above cited case be waived and that the enclosed Resolution with its attachments be included with the records for the BZA hearing scheduled for October 26, 2004.

At a regularly scheduled, properly noticed public meeting of ANC-2A, held on October 14, 2004, with a quorum present, the Commission voted unanimously (5-0) to approve the request of St. Paul's Episcopal Church at 2430 K Street N.W. for variances needed for its proposed additions, as specified in the attached Resolution, while the Agreement between ANC-2A and St. Paul's Episcopal Church attached to the Resolution outlines the conditions for ANC-2A's support.

At the same ANC-2A meeting, the Commission voted unanimously (5-0) designating me to represent this case before the BZA at its hearing on October 26, 2004 and, should I be unable for health reasons to attend the hearing, the Commission authorized me to designate a resident closely involved in our negotiations with the Church to represent our case before the BZA.

Should you have any questions, kindly contact me at 202-337-7896. Thank you for your consideration.

Sincerely,

FOR ANC-2A:

Maria Tyler
Maria Tyler
Commissioner, ANC-2A03

Attachments

BZA
Case No. 17220
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 17220
EXHIBIT NO. 29

THE FOGGY BOTTOM AND WEST END ADVISORY NEIGHBORHOOD COMMISSION (ANC-2A) passed the following Resolution #04-10 A

Supporting BZA Application No. 17220 for variances required for the addition to St. Paul's Episcopal Church at 2430K Street, NW, situated in the Foggy Bottom Historic District (FBHD) and the Foggy Bottom Overlay District (FBOD)

1. WHEREAS Saint Paul's Episcopal Church (the Church), located at premises extending from 2430 to 2411 K Street, N.W., has applied to the Board of Zoning Adjustment (BZA) in Case No. 17220 for the variances required for additions to the Church; and

2. Whereas the additions require variances from the requirements under 11DCMR regarding (1) lot occupancy (Sections 403.2 and 2001.3), (2) width for the court created by the rear entrance (Section 406.1), (3) width of a side yard of less than 8 feet in the case of additions to a building (Section 406.6) and, (4) expansion of an existing building in the Foggy Bottom Overlay District (Section 1523.1); and

3. WHEREAS ANC-2A considers that the additional lot coverage is modest in size (from 60% to 65%), particularly because the loss of the small landscaped entrance/garden will be compensated by the landscaping to be undertaken on the land to the west of the Church and the small increase in lot coverage at the back of 2422 K Street will be compensated for by the proposed landscaping of the rear yard and its use for handicapped parking; and

4. WHEREAS the existence of a side yard of less than 8 feet width, which has existed since the construction of the house, will be much ameliorated by the fact the side yard will be opened at both ends and well lighted at night thus providing useful pedestrian access from K Street to the historic Snows Court alley dwelling system; and

5. WHEREAS ANC-2A already approved, with its Resolution No. 049B, dated September 14, 2004, (copy attached) the historic preservation impacts of the Church's proposal, supporting the Church's proposed additions before the Historic Preservation Review Board (HPRB), which approved them at its meeting on September 24, 2004; and

6. WHEREAS ANC-2A has signed an Agreement with the Church regarding conditions to be met by the Church both during the construction and subsequently, designed to protect and enhance the FBOD (copy of Agreement attached); and

7. WHEREAS ANC-2A considers that the additions do not conflict with but rather enhance the purpose and intent of the FBOD set out in 11DCMR Chapter 1521.

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D.C. OFFICE OF ZONING

BE IT RESOLVED, therefore, that the Foggy Bottom and West End Neighborhood Commission (ANC-2A) supports Application No. 17220 by Saint Paul's Episcopal Church before the BZA.

BE IT ALSO RESOLVED that ANC-2A respectfully asks the BZA that in its Order it incorporates the provisions undertaken by the Church in its Agreement with ANC-2A dated September 14, 2004.

Attachments

1. ANC-2A Resolution #049B, September 14, 2004
2. Agreement between St. Paul's Episcopal Church and ANC-2A Regarding Conditions Covering Traffic, Parking, Landscaping and other Conditions to Beautify the church and its Surroundings

DATE: October 14, 2004

SMD	AYE	NAY	ABSTAIN	ABSENT	MOVED	SECONDED
01 LEHRMAN	✓					
02 PRICE	✓					✓
03 TYLER	✓				✓	
04 LEWIS				✓		
05 MILLER	✓					
06 LONG	✓					

Dorothy Miller MT

CHAIRPERSON/~~SECRETARY~~

THE FOGGY BOTTOM AND WEST END ADVISORY NEIGHBORHOD COMMISSION (ANC-2A) passed the following Resolution No. 04-98

Resolution on proposed Additions to St. Paul's Episcopal Church

1. WHEREAS Saint Paul's Episcopal Church at 2430 K Street, N.W. located in the Foggy Bottom Historic District (FBHD) has applied to the Historic Preservation Review Board (HPRB) for approval of additions to the Church; and

2. WHEREAS ANC-2A approved a similar but somewhat less extensive set of alterations in 2001 on the basis of an agreement between the Church and ANC-2A governing Church actions during and after the construction period; and

3. WHEREAS the acquisition by the Church of the historically contributing building at 2422 K Street, N.W, abutting the Church compound to the east, triggered proposals for new modifications to the above plans, which although approved by ANC-2A and the HPRB, had never been implemented; and

4. WHEREAS, the proposed additions consist principally of (a) enclosing the existing small open landscaped court yard which fronts K Street N.W. and separates the Church from its administrative offices in the 2424/26 Row Houses, this addition to provide the main entrance to the Church with an interior vestibule and a landscaped handicapped ramp between the sidewalk and the Church, and (b) extending the south side of the 2422 K Street building facing Snows Court to the south 3 (three) feet beyond the one existing protrusion of the Pillsbury building on the south/east side; there will be a handicapped entrance to the rear door at the Pillsbury building at that location. The remainder of the open space belonging to the 2422 building will be paved over, landscaped, and used for some handicapped parking; and

5. WHEREAS, the alley/walkway immediately to the east of the new building (4.5 feet in width) will be open at both the north and south ends and will be lit for safety; and

6. WHEREAS, there is no longer a proposal for an addition to the west side of the Church to provide a covered structure for a vestibule; and

7. WHEREAS, the Church and the community both wish to maintain and enhance the historic character of the area surrounding the Church and in

particular Snow Court; and to this end have arrived at mutually agreed proposals regarding the additions, parking arrangements, landscaping and other steps to further beautify the Church and its surroundings. In addition, agreement has been reached on ways to ensure that during the period of construction there is a minimum impact on the Historic District. These safeguards have been incorporated in an Agreement between the Church and ANC-2A, the text of which is attached to this Resolution; and

8. WHEREAS the various operative elements of this Agreement are as follows:

Conditions relating to landscaping, and other improvements

The Church will undertake much enhanced landscaping on the existing garden to the west of the Church to mitigate the loss of the present landscaped patio as a result of the proposed east entrance addition. The Church will also replace the present deteriorated, unsightly wooden enclosure of the shed situated on the south/west side of the Church. The Church has already improved the dilapidated site on which the historically contributing 2422 house is situated and intends to restore the building, maintaining and enhancing its historical features. As soon as financially feasible, the first priority will be given to the improvement, in cooperation with the community, of the appearance of the southern side of the Church, i.e. the "Pillsbury" addition to the original structure of the Church, facing the historic Snows Court residential alley dwelling system. The Church will also work with the community to improve the appearance of the Snows Court itself.

Conditions relating to parking

To maintain orderly traffic and parking conditions in Snows Court, to maintain an appropriate ambiance for this historic residential area and to assure residents of full access to their properties, the Church will:

a. maintain and, if necessary, amend its parking arrangements with George Washington University for increased use of the university's parking facilities by the Church's parishioners when attending Church service and other Church activities; and

b. continue to monitor traffic and parking in and around its own parking lot to prevent such traffic and parking from interfering with residents' access to their properties on or abutting Snows Court.

Conditions relating to construction

To avoid traffic problems as well as possible damage to properties in the narrow 25th, and I Streets N.W., and the Snows Court alleyway during the

construction period, the Church will ensure that:

a. Trucks accessing the construction site will *not* use the streets and Alleys of the Historic District and will arrive on K Street, N.W. The Church will obtain approval by the appropriate D.C. authorities for use of one lane of the south side of the K Street, N.W. "service road" for parking of construction vehicles/dumpsters, preferably in front of 2422 K Street, N.W.; such approval is normally given in downtown and other residential neighborhoods during construction. Given that the "service road" is one way going east and has two lanes, this should present no technical problems.

b. The construction staging area will be on Church property on the K Street side only, and, if required, on the garden to the west of the Church no further than 25 feet from the K Street property line. As described above, the garden will be extensively re-landscaped after construction.

c. Only in the exceptional circumstance of the use of a crane, and to the extent that the 15 foot wide Snows Court alley and its very limited space to make the required turn permits, will access through the historic alley system be used during construction, it being understood that it is an exception.

9. WHEREAS ANC-2A considers that the design of the additions to the Church is appropriate given the existing Church structure and the character of the Historic District and that, in the light of the above described undertakings incorporated in the Agreement with the Church, ANC-2A can support the application to the HPRB.

BE IT RESOLVED, THEREFORE, that ANC-2A supports the application to the HPRB by the Church for the proposed addition, subject to the implementation by the Church of the provisions contained in the attached Church and ANC-2A.

Date: September 14, 2004

SMD	AYE	NAY	ABSTAIN	ABSENT	MOVED	SECONDED
01 LEHRMAN	✓					✓
02 PRICE	✓					
03 TYLER	✓				✓	
04 LEWIS	✓					
05 MILLER	✓					
06 LONG	✓					

Dorothy Miller
CHAIRPERSON/~~SECRETARY~~

AGREEMENT BETWEEN ST. PAUL'S EPISCOPAL CHURCH AND ANC-2A REGARDING CONDITIONS COVERING TRAFFIC, PARKING, LANDSCAPING AND OTHER CONDITIONS TO BEAUTIFY THE CHURCH AND ITS SURROUNDINGS

Made this 14th of September 2004 between Saint Paul's Episcopal Church (the Church) the owner of the property extending from 2430 to 2422 K Street, N.W. (Square 28) and the Foggy Bottom and West End Advisory Neighborhood Commission 2A.

1. WHEREAS the Church and its parking lot are in the Foggy Bottom Historic District (the Historic District) and, in particular, the parking lot is on Snows Court, which, as one of the remaining residential alley dwelling systems in D.C. is an important component of the Historic District; and

2. WHEREAS the acquisition by the Church of the historically contributing building at 2422 K Street, N.W. abutting the Church compound to the east, triggered proposals for modifications to the plans approved by ANC-2A in 2001, which, although approved, had never been implemented; and

3. WHEREAS the presently proposed plans would increase the lot occupancy ratio from its present 60 per cent (the maximum permitted as a matter of right in an R-3 district) to 65 per cent; and

4. WHEREAS the proposed additions consist principally of (a) enclosing the existing small open landscaped court yard which fronts K Street N.W. to provide the main entrance to the Church with an interior vestibule and a landscaped handicapped ramp between the sidewalk and the Church, and (b) extending the south side of the 2422 K Street building facing Snows Court to the south 3 (three) feet beyond the one existing protrusion of the Pillsbury building on the south/east side; there will be handicapped entrance to the rear door at the Pillsbury building at that location. The remainder of the open space belonging to the 2422 building will be paved over, landscaped and used for some handicapped parking; and

5. WHEREAS the alley/walkway immediately to the east of the new building (4.5 feet in width) will be open at both the north and south ends and will be lit for safety; and

6. WHEREAS, there is no longer a proposal for an addition to the west side of the Church to provide a coved structure for a vestibule; and

7. WHEREAS the main purpose of the proposed additions is to provide increased administrative space, and to make the entire Church compound a more attractive and welcoming place for parishioners; and

8. WHEREAS parking in residential Foggy Bottom in the area in which the Church is located is extremely limited relative to parking requirements of residents and visitors; and

9. WHEREAS parking spaces in the Church's own parking lot are more than fully used on many occasions and cars park in parts of Snows Court where parking is greatly constricted; and

10. WHEREAS the improved ambiance may increase attendance , which would make the parking situation even more difficult; and

11. WHEREAS at present the Church itself successfully monitors traffic and parking in an around its own parking lot on Sundays to maintain orderly traffic movements and parking and to prevent residents from being blocked from their properties on or adjacent to Snows Court; and

12. WHEREAS the Church has an arrangement with George Washington University to use the university's parking facilities; and

13. WHEREAS large vehicles and trucks will need to access the Church compound during the construction period; and

14. WHEREAS these vehicles are too large to use the narrow 25th and I Streets, N.W. and the Snows Court alleyways system; and

15. WHEREAS access to the construction is possible along K St. N.W.; and

16. WHEREAS the Church and the community both wish to maintain and enhance the Historic District, including the area surrounding the Church and in particular Snows Court; and to this end have arrived at mutually agreed proposals regarding the additions, parking arrangements, landscaping and other steps to further beautify the Church and its surroundings. In addition, agreement has been reached on ways to ensure that during the period of construction there is a minimum impact on historic residential Snows Court. These safeguards have been incorporated in an Agreement between the Church and ANC-2A as follows:

a. Conditions relating to landscaping, and other improvements

The Church will undertake much enhanced landscaping on the existing garden to the west of the Church to mitigate the loss of the present landscaped patio as a result of the proposed east entrance addition. The Church will also replace the present deteriorated, unsightly wooden enclosure of the shed situated on the south/west side of the Church. The Church has already improved the dilapidated site on which the historically contributing 2422 house is situated and intends to restore the building, maintaining and enhancing its historical features. As soon as financially feasible, the first priority will be given to the improvement, in cooperation with the community, of the appearance of the southern aide of the

Church, i.e. the "Pillsbury" addition to the original structure of the Church, facing the historic Snows Court residential alley dwelling system. The church will also work with the community to improve the appearance of the Snows Court itself.

b. Conditions relating to parking

To maintain orderly traffic and parking conditions in Snows Court, to maintain appropriate ambiance for this historic residential area and to assure residents of full access to their properties, the Church will:

(i) maintain and, if necessary, amend its parking arrangements with George Washington University for increased use of the university's parking facilities by the Church's parishioners when attending Church service and other Church activities; and

(ii) continue to monitor traffic and parking in and around it own parking lot to prevent such traffic and parking from interfering with residents' access to their properties on or abutting Snows Court.

c. Conditions relating to construction

To avoid traffic problems as well as possible damage to properties in the narrow 25th and I Streets N.W. and the Snows Court alleyways during the construction period, the Church will ensure that:

(i) Trucks accessing the construction site will not use the streets and Alleys of the Historic District and will arrive on K Street, N.W. The Church will request approval by the appropriate D.C. authorities for use of one lane of the south side of the K Street,. N.W. service road for parking of construction vehicles/dumpsters, preferably in front of 2422 K Street, N.W.; such approval is normally given in downtown and other residential neighborhoods during construction. Given that the service road is one way going east and has two lanes, this should present no technical problems.

(ii) The construction staging area will be on Church property on the K Street side only, and, if required on the garden to the west of the Church no further than 25 feet from the K Street property line. As described above, the garden will be extensively re-landscaped after construction.

(iii) Only in the exceptional circumstance of the use of a crane, and to the extent that the 15 foot wide Snows Court alley and its very limited space to make the required turn permits, will access through the historic alley system be used during construction, it being understood that it is an exception.

17. Conclusion

In consideration of and in reliance upon the above commitments reflected in paragraph 16 above, ANC-2A will communicate to the Historic Preservation Review Board its support for the proposed additions to the Church and to the Board of Zoning Adjustment Its support of the Church's pending application for approval of the variances requested regarding lot occupancy, an addition to a building with a side yard of less than eight feet, and an expansion of an existing building in the Foggy Bottom Overlay District.

For ANC-2A :

Dorothy Miller
Chair, ANC-2A

For Saint Paul's Episcopal Church:

The Reverend Andrew L. Sloane
Saint Paul's Parish

Maria Tyler
Commissioner, ANC-2A03