ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA
CATHEDRAL HEIGHTS • CLEVELAND PARK • MASSACHUSETTS AVE. HEIGHTS
MCLEAN GARDENS • WOODLEY PARK

Single Member District Commissioners
01-Allen Hahn; 02-Kurt Vorndran; 03-Sally MacDonald
04-Vacant; 05-John Welsh; 06-Trudy Reeves
07-Sheila Hogan; 08-Nancy Nord; 09-Nancy MacWood

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October 21, 2004

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

Re: Special Exception Application, 2655 Connecticut Ave NW (Case 17237)

Dear Chairman Griffis,

At the October 2004 public meeting of Advisory Neighborhood Commission 3C (ANC3C), at which a quorum was present, the commissioners considered a special exception application for Stanford University, 2655 Connecticut Ave NW. By a unanimous vote of 5-0, the commission voted to support the application under the terms of the attached resolution, No. 2004-026.

Thank you for giving great weight to the views of ANC 3C on this matter. If you have any questions, please call me at 966-5333 or nmacwood@aol.com.

Sincerely,

Nancy J. MacWood
Chair, ANC 3C

Enclosure

BZA
Case No. 17237
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO. 17237
EXHIBIT NO. 25

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ANC 3C Resolution No. 2004-026

APPLICATION BY STANFORD UNIVERSITY TO THE
BOARD OF ZONING ADJUSTMENT FOR
SPECIAL EXCEPTION FOR 2655 CONNECTICUT AVENUE, NW
(Case Number 7237)

WHEREAS, the Stanford University has applied to the Board of Zoning Adjustment (BZA) for a special exception pursuant to 11 DCMR Section 1302 and Section 1304 from the requirement that 50% of the gross floor area of the ground level of 2655 Connecticut Avenue, NW, which lies within the Woodley Park Neighborhood Commercial Overlay District, be dedicated to retail and services uses, and

WHEREAS, Stanford University has agreed to use a portion of the ground floor area for service use in the form of an art gallery; and

WHEREAS Stanford University has also applied for variance relief pursuant to Section 2001.3, which requires that a non-conforming structure conform to the percentage of lot occupancy if an addition is made to the structure; and

WHEREAS the structure already occupies 100% of the lot and thus, cannot conform, and the additions are to be made to the second through fourth floors of the structure; and

WHEREAS Stanford University has applied for an additional variance pursuant to Section 773, which requires minimum width and area measurements for a courtyard in a residential structure; and

WHEREAS the creation of the courtyard results from the requirement of the Historic Preservation Review Board that the addition be set back ten (10) feet from the front façade pediment and thus, presents a unique situation and the practical difficulty of capturing space needs in this long and narrow structure; and

WHEREAS Stanford University has applied for a variance pursuant to Section 773.3, which requires that 15% of the gross floor area of a building that is not a

single-family residence in a C-2-B zoning district shall be devoted to residential recreation space; and

WHEREAS the applicant proposes to provide less than what is required, but will exceed the minimum required residential recreation space when the adjoining Stanford University building's residential recreation space is added to the space proposed for 2655 Connecticut Avenue; and

WHEREAS, the Stanford University has presented to the Woodley Park community through the Woodley Park Community Association and to the Advisory Neighborhood Commission 3C (ANC 3C) its plans as specified in its application to the Board of Zoning Adjustment (BZA), and

WHEREAS, the Woodley Park community has no objection to the plans as presented by the applicant,

THEREFORE, BE IT RESOLVED that the ANC 3C approves the application with the following conditions:

- That Stanford University continue its policy not to allow Stanford in Washington students to drive cars.

- That the application be amended to specifically indicate that the applicant shall operate an art display space in the area on the ground floor labeled on the plans as "Exitway Lobby/Art Gallery".

- That such art display space shall be open to the public a minimum of twenty (20) days per month (including week days or weekends) for periods of five (5) hours per day and that the art shall be lighted until at least 9:00 p.m., six days per week so that it is readily visible by pedestrians from the sidewalk on the east side of Connecticut Avenue.

- That the applicant will maintain the square footage of the art gallery space, as provided in the attached plan.

- That the art display shall be rotated no less than four (4) times per year.

- That, subject to the approval of the Historic Preservation Review Board, the applicant shall install and thereafter maintain a plaque on the front of the building indicating that, between the years 1934 to 1941, the building was the former location of a Sanitary Grocery Store.

- That the space on the second floor immediately behind the building's façade and just outside the area that is labeled on the plans as

"Lounge," be made accessible and available to occupants of the building so that this space can be used as additional outdoor space.

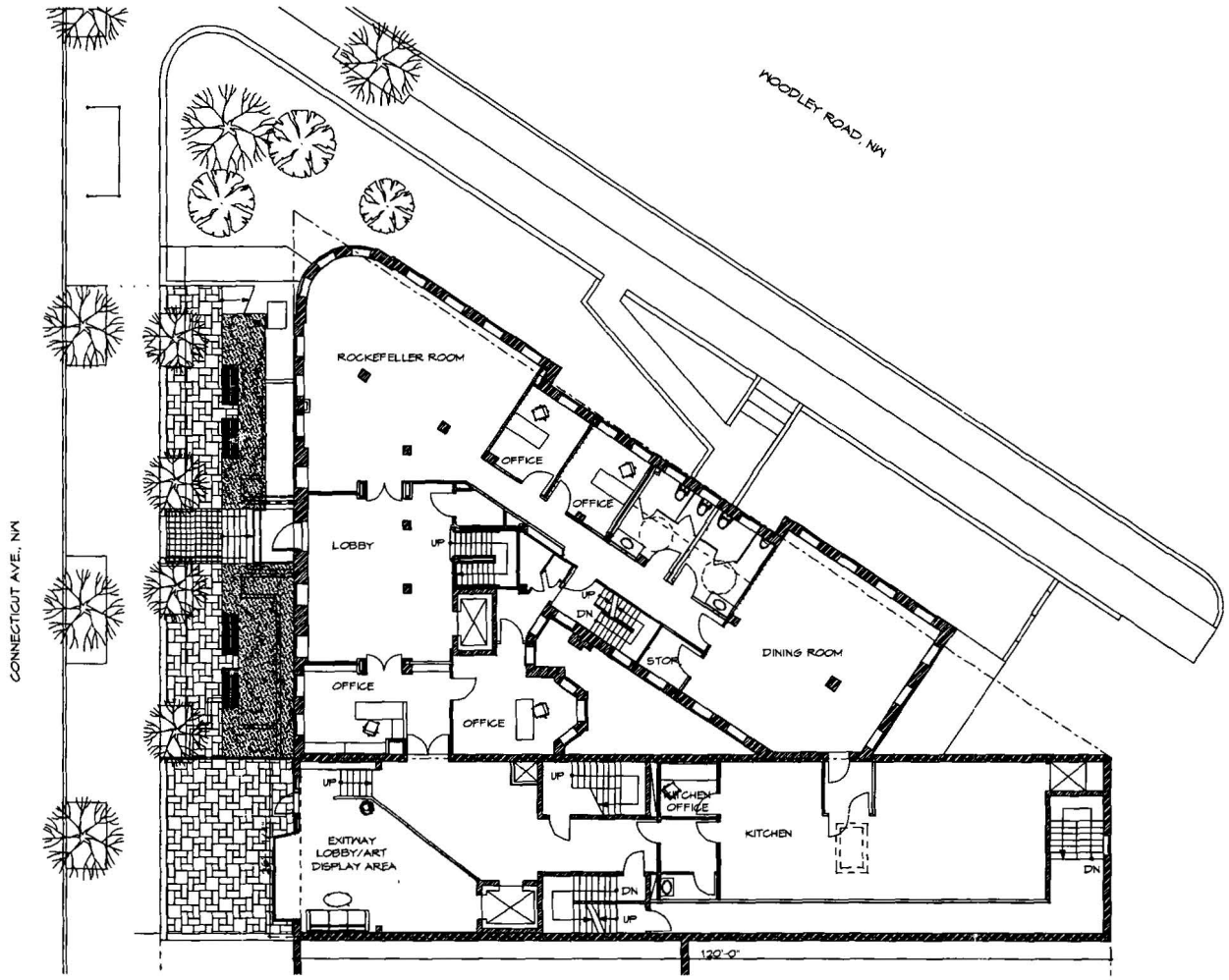
- That the applicant agrees to host four Woodley Park community meetings per year.

- That the applicant sponsor for the community four lectures per year on subject matter to be determined between the applicant and a representative of the Woodley Park Community Association.

Attested by  Chair, on October 20, 2004

Nancy J. MacWood

This resolution was unanimously approved (5-0) by ANC 3C at its regularly scheduled public meeting on October 18, 2004, at which a quorum was present.



FIRST FLOOR - ALTERNATE PLAN

STANFORD IN WASHINGTON

OCTOBER 18, 2004 CHATELAIN *Architects, p.c.* 1/8" = 1'-0"