**STANFORD UNIVERSITY**
**BZA APPLICATION NUMBER 17237**

# SUMMARY OF COMPLIANCE WITH ZONING TESTS

| SPECIAL EXCEPTION RELIEF | | |
|---|---|---|
| **REQUIREMENT FROM WHICH RELIEF IS REQUESTED** | **REQUIREMENTS TO BE MET FOR REQUESTED RELIEF** | **SATISFACTION OF REQUIREMENTS** |
| *Dedication of 50% of the ground floor of a building toward specified retail or service uses* | Accordance with Zoning Map and Regulations | - university/academic use is matter of right for Property<br>- ground floor public use |
| | Advance the purposes of the NC Overlay District | - 25% of ground floor dedicated to public art display/community meeting space<br>- contributes to variety of uses along Connecticut Ave.<br>- generates pedestrian activity; enlivens streetscape<br>- replacement of disfavored restaurant usage (reduction of restaurant-related negative impacts on neighborhood) |
| | No adverse affect on, nor detriment to neighborhing property or residents | - art display space use desired by the community<br>- ground floor space available for community meetings and lectures<br>- restored façade contributes to Historic District<br>- students do not bring cars to the property |
| | Exceptional circumstances | - building code necessitates dedication of very large percentage (i.e., 42%) of ground floor to required egress/circulation uses<br>- shape and size of building (i.e., narrow and deep; large amount of windowless space)<br>- characteristics of building are inadequate for most retailers<br>- atypical market conditions of commercial area |



BZA
Case No. 17237
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO. 17237
EXHIBIT NO. 32

Woodley Park Commercial Area Activities 1988-2002

Creation of WP Commercial Overlay, initiated by WPCA; protects height and scale of buildings (DC Zoning Commission)

Creation of Old WP Historic District initiated by WPCA; protects turn of the century townhouse architectural style and scale. (DC Historic Preservation Review Board)

Metro plants four trees and ground cover at head of escalator

WPCA (Trees for WP) plants about six replacement street trees

DC DOT bricks sidewalk and creates new tree box areas

DC Dot replaces trees

Planting of 3500 liriope plants for ground cover in tree box area by WPBA

Woodley Park Day, 1993, 1994, 1998 by WPBA

Landscaping by merchants begins to recreate the greensward.

National Park Service mounts plaque for Woodley Lane High Bridge

AASHA Bldg., preserves town house, adopts scale of WPBA

New commercial structures adopt scale and form of WPBA.

Screening of dumpsters by CVS/ McDonalds

CVS mounts and displays historic WP photos

Rat control joint effort by merchants

Painting over graffiti by WPCA; cleaning up graffiti by merchants

Marilyn Monroe repainted by WPCA, illumination by property owner

Taft Bridge Lions return (DC DOT), feted by WPCA

Maintenance of tree box areas by merchants

Laurence J. Aurbach
November 2002

WPCA= Woodley Park Community Association
WPBA= Woodley Park Business Association

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### VARIANCE RELIEF

| RELIEF REQUESTED | Lot Occupancy of Non-Conforming Structure | Residential Recreation Space[1] (RRS) | Width and Area of Closed Court[2] |
|---|---|---|---|
| **REQUIREMENTS TO BE MET FOR REQUESTED RELIEF** | **SATISFACTION OF REQUIREMENTS** | | |
| Uniqueness of Property | • Deep and narrow shape of Building; Large amount of windowless interior space<br>• Building occupies 100% of its Lot<br>• Building Code requirements pertaining to egress and circulation uses<br>• Building is a "contributing" building to the Old Woodley Park Historic District | | |
| Practical Difficulty | Because existing Building occupies 100% of Lot, it cannot be made to conform to Lot Occupancy Restrictions due to its historic nature | Space available for RRS uses limited by:<br>- small size and narrow shape of lot and structure<br>- egress/core functions occupying 2/5 of 1st and 1/3 of upper floors<br>Majority of space with windows devoted to residential uses<br>100% lot occupancy restricts a 2nd egress from roof top deck | Court is created by setback of Addition required by HPRB<br>Historic 2-story façade which also creates court is a protected element of structure |
| No detriment to the public nor impairment of the purposes of the zoning plan | Addition conforms to Lot Occupancy requirements<br>Addition consistent with height and bulk of adjacent buildings | 698 sq. ft. of RRS provided in development<br>Study and Court, which cannot be included in RRS calculation, are available for passive activities<br>Existing Stanford Building provides significant amount of additional RRS<br>Each dormitory room has a private balcony | Setback contributes to preservation of character of existing Building on Lot |
| | Students do not bring cars to property<br>Design of Addition sensitive to the preservation of the Existing Building on Lot and Historic District | | |

[1] Applicant seeks a variance of 642 sq. ft. from the required RRS.

[2] Applicant seeks a variance of 120 sq. ft. from the area requirements, and a variance of 5 ft. from the width requirements of a closed lot