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Supplemental Outline of Testimony
before the Board of Zoning Adjustment

BZA Application No. 17266
400 Massachusetts Avenue, N.W.

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

January 11, 2005

I. Relief required – special exception under §2108 for a reduction in the parking requirement for nonresidential use

   A. Minimum number of spaces required: 19

   B. Proposed number of spaces to be provided: 14

   C. Reduction: 5 spaces

II. Standards for the parking reduction special exception (§2108)

   A. Nature and location of the structure

   B. Maximum number of employees, customers or clients who can reasonably be expected to use the proposed building at one time

   C. Amount of traffic congestion that the building can reasonably be expected to create

   D. Quantity of existing public, commercial or private parking, other than curb parking, that can reasonably be expected to be available

   E. Proximity to and availability of public transportation

III. Compliance with the special exception standards for parking reduction

   A. Total number of spaces to be provided will exceed the minimum required; distribution between retail and residential favors residential

   B. Retail will be neighborhood serving, like drug store (CVS is tenant for majority of space), bank, coffee shop, which will not require parking for customers or employees

   C. Spaces allocated to retail will be reduced from 19 to 14 spaces.

Case No. 17266
Exhibit No. 27
Board of Zoning Adjustment
District of Columbia
CASE NO. 17266
EXHIBIT NO. 27

D. Structure is predominantly residential, with retail primarily pedestrian oriented

E. Fewer parking spaces for retail will not cause congestion or adversely impact street conditions

F. Number of parking spaces on-site are sufficient to serve actual demand

G. Metrorail is nearby at Gallery Place and Judiciary Square

IV. Conclusions

A. Application meets specific standards for the special exception

B. The application should be granted

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