GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

★ ★ ★

RECEIVED
D.C. OFFICE OF ZONING

2008 NOV 10 PM 12:58

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Jennifer Steingasser
Deputy Director

DATE: November 10, 2008

SUBJECT: Modification to BZA Application No. 17431 – King's Creek, LLC
2329 & 2335 Champlain Street, NW (Square 2563, Lots 103 & 106)

APPLICATION

The application by SGA Companies, Inc. for King's Creek, LLC (Applicant) requests, pursuant to Section 3129.3, to waive the time limit to submit a request for modification and Section 3129.7, a minor modification to the plans approved as part of BZA Application 17431. The property is in the RC (Reed Cooke Overlay) R-5-B districts.

The final order for BZA Application 17431 approved a special exception to allow a building height of 50 feet in the Reed Cooke Overlay (Section 1403); a variance to permit an addition to a non-conforming structure (Section 2001.3); variance from the floor area ratio (FAR) requirement (Section 402) of 1.9 to 2.66; and variance from the court width requirement (Section 406.1) of 20 feet to 16 feet.

The applicant states that due to the downturn in the housing market they are unable to build the approved condominium units and are proposing instead to build smaller, more affordable rental units. To reduce the size of the units on the 4th floor, the following modifications are proposed:

1. Eliminate the private penthouses for the 4th floor units.
2. Combine the private penthouses space and reconfigure it to house a gym, residents lounge, restrooms, access stairs and a roof top terrace for all the residents of the building. The area of the former penthouse would be reduced by 400 square feet.
3. Reconfigure the 4th floor to accommodate a staircase to the rooftop and place individual mechanical equipment within each unit.

RECOMMENDATION

The proposed reconfiguration would not affect the exterior design, change the view from street level, or increase the footprint of the building. Further, it would not change any of the variances or the special exception approved by Order 1743. The proposal meets the requirement of Section 3129.7 as the modifications do not change the material facts outlined in the order. The Office of Planning therefore recommends **approval** of the proposed minor modification.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17431
EXHIBIT NO. 57

JLS/Staff: Maxine Brown-Roberts

Board of Zoning Adjustment
District of Columbia
CASE NO. 17431
EXHIBIT NO. 57