

BZA Application:
1714-1716 N St. NW
BZA Case No. 19312

Presented by:
Samantha L. Mazo
Griffin, Murphy,
Moldenhauer & Wiggins, LLP

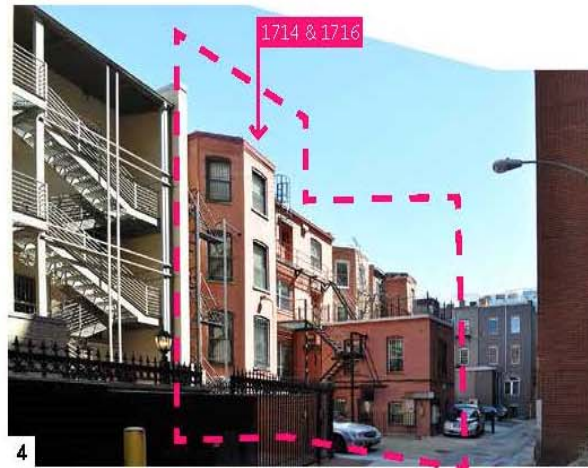
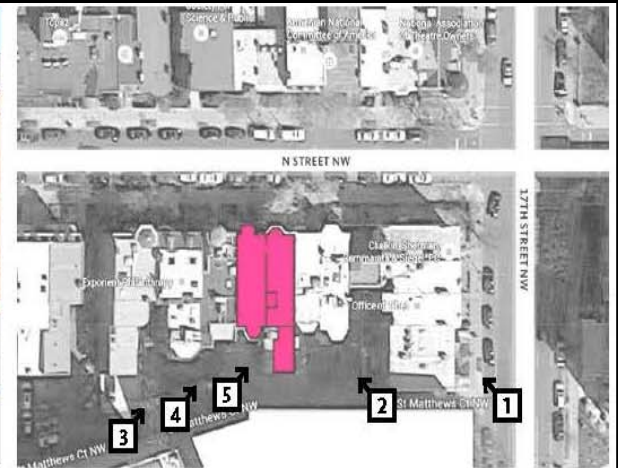




Site Location



Images of the Property from N Street and context



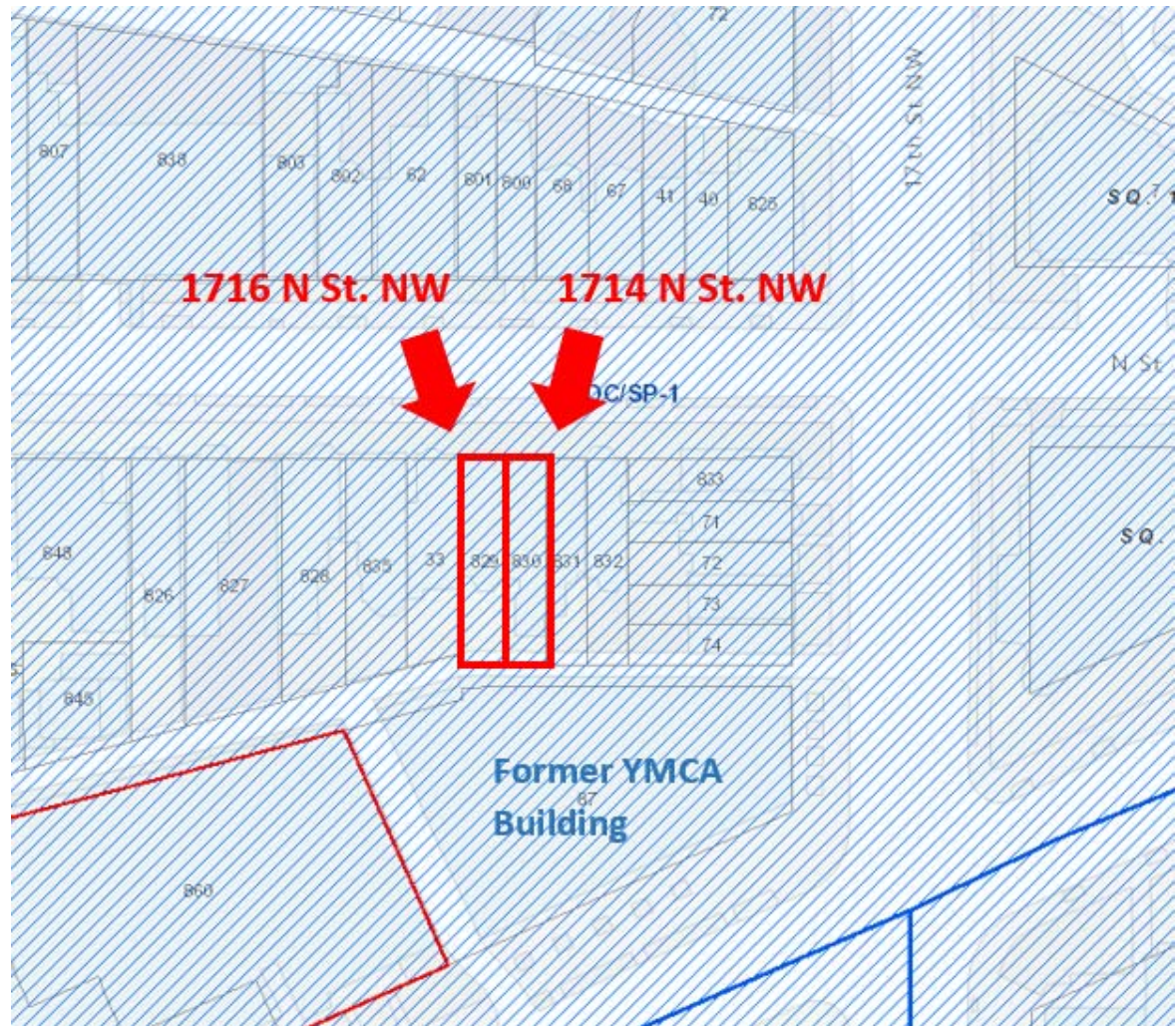
Images of the Property from the rear alley

The Property

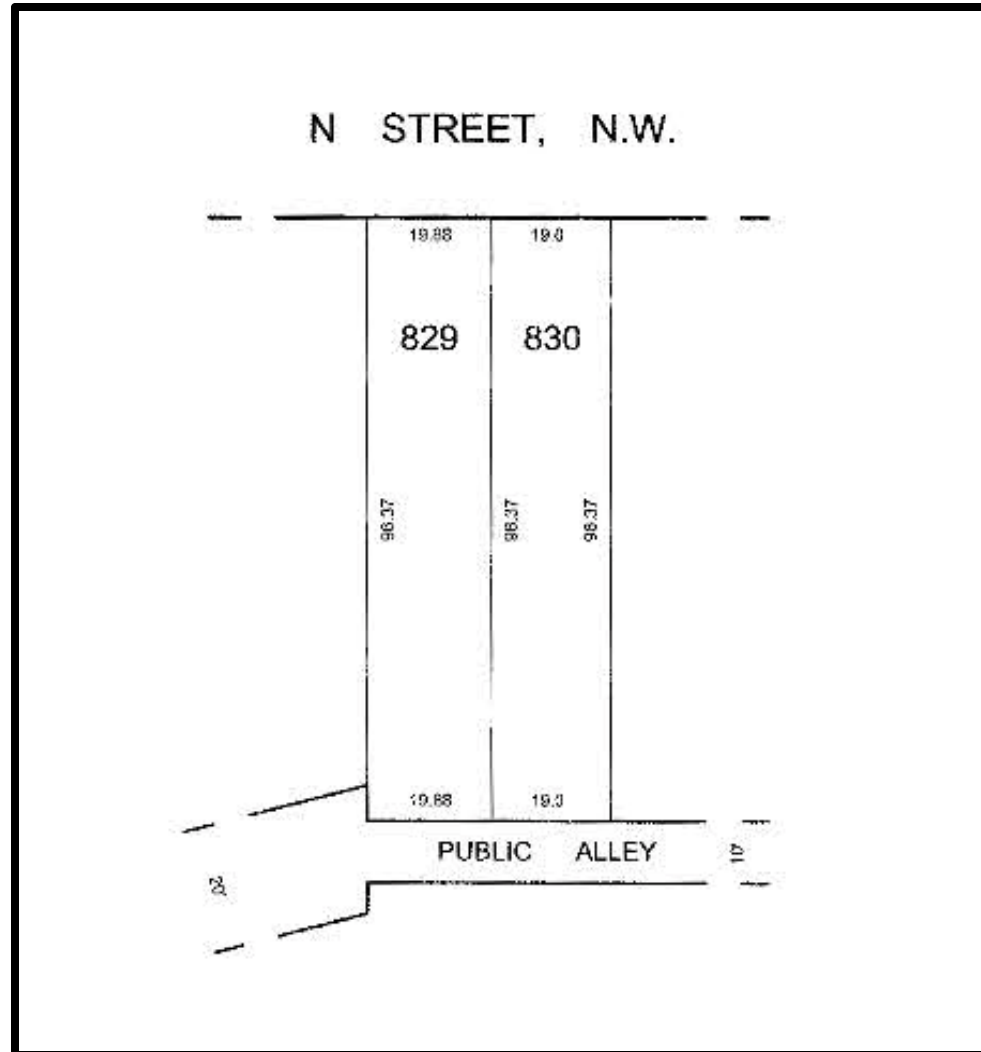
SP-1 Zone

Dupont Circle
Overlay

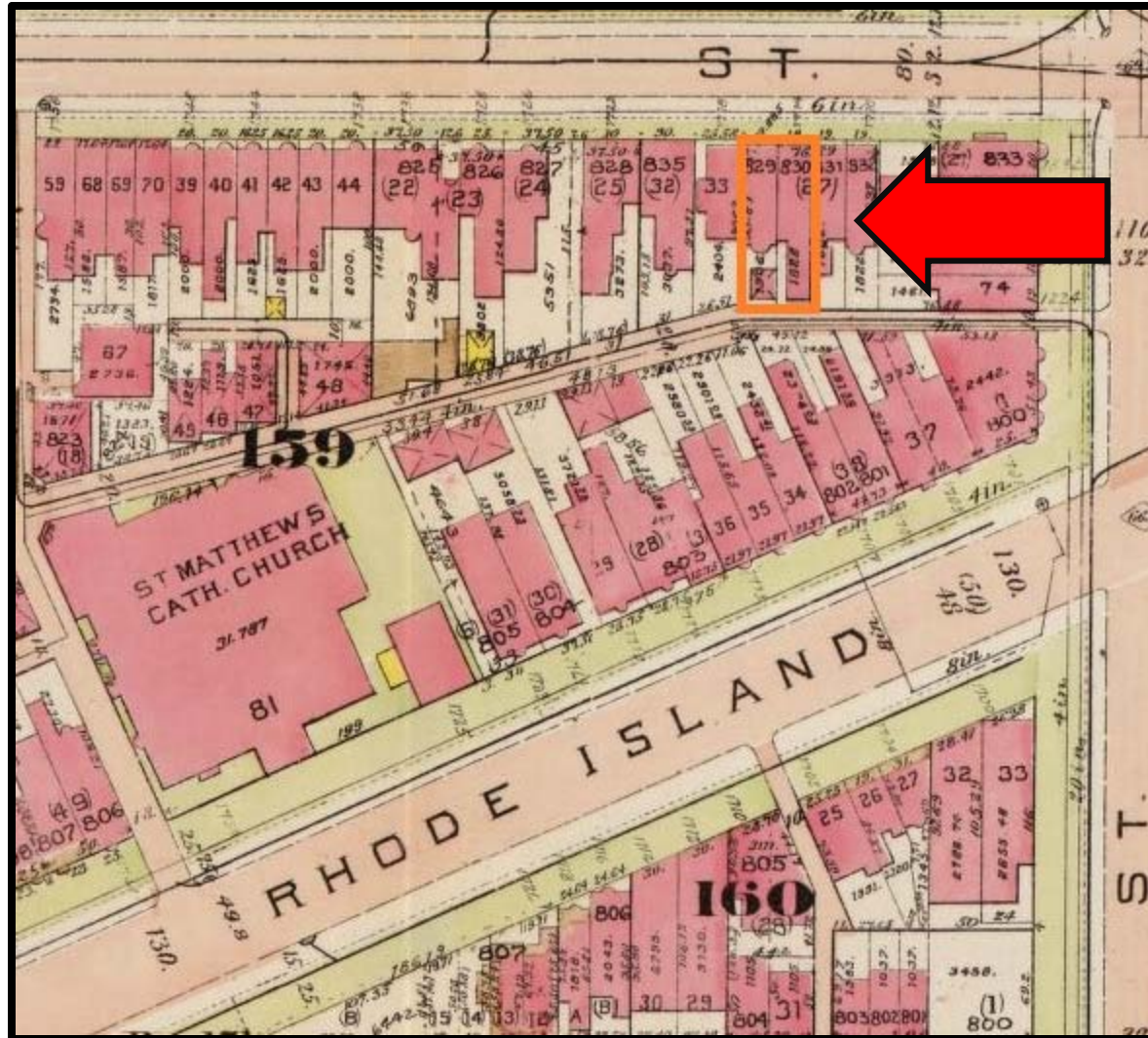
Dupont Circle
Historic District

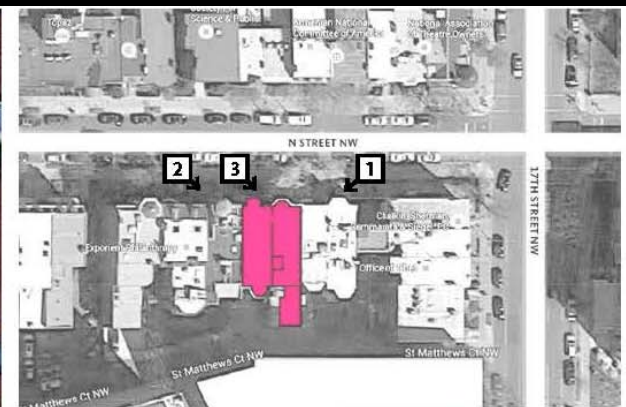
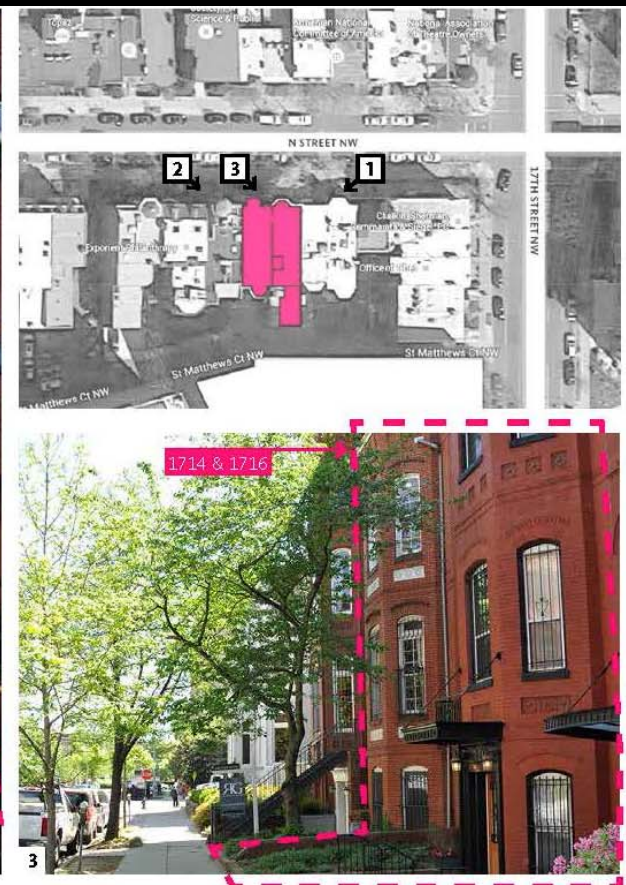


Building Plat

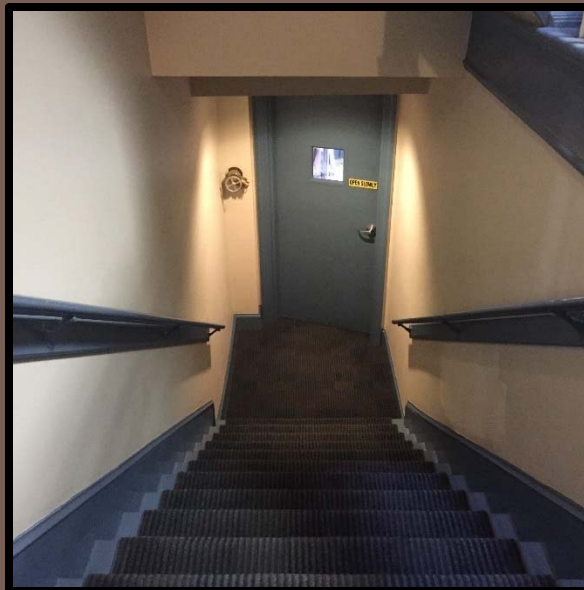
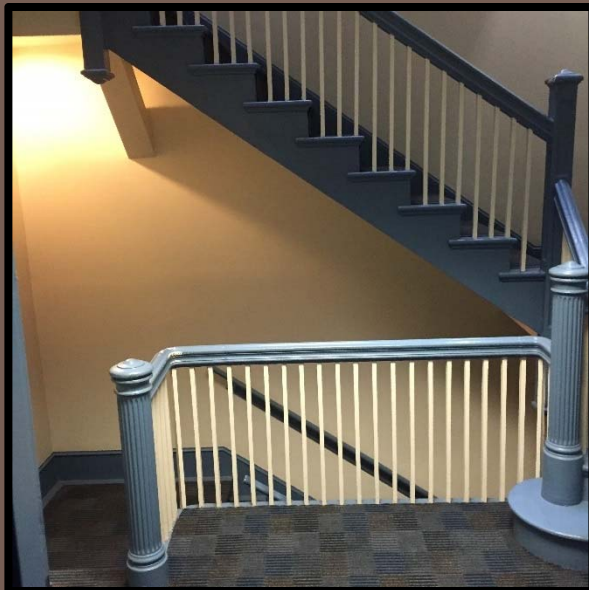
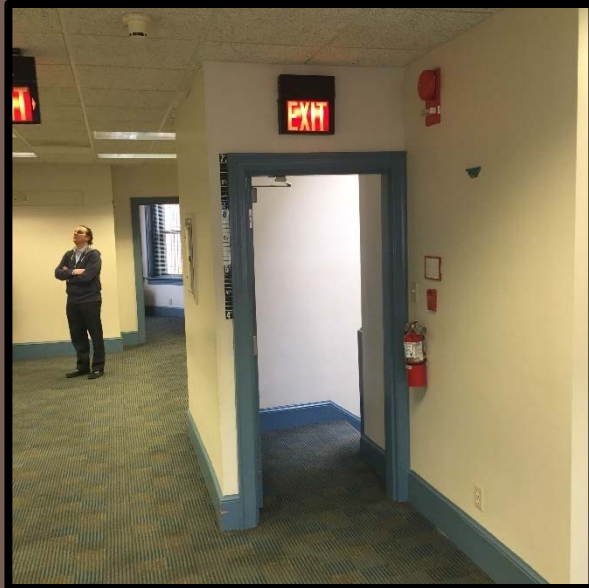


Baist Map (1919)

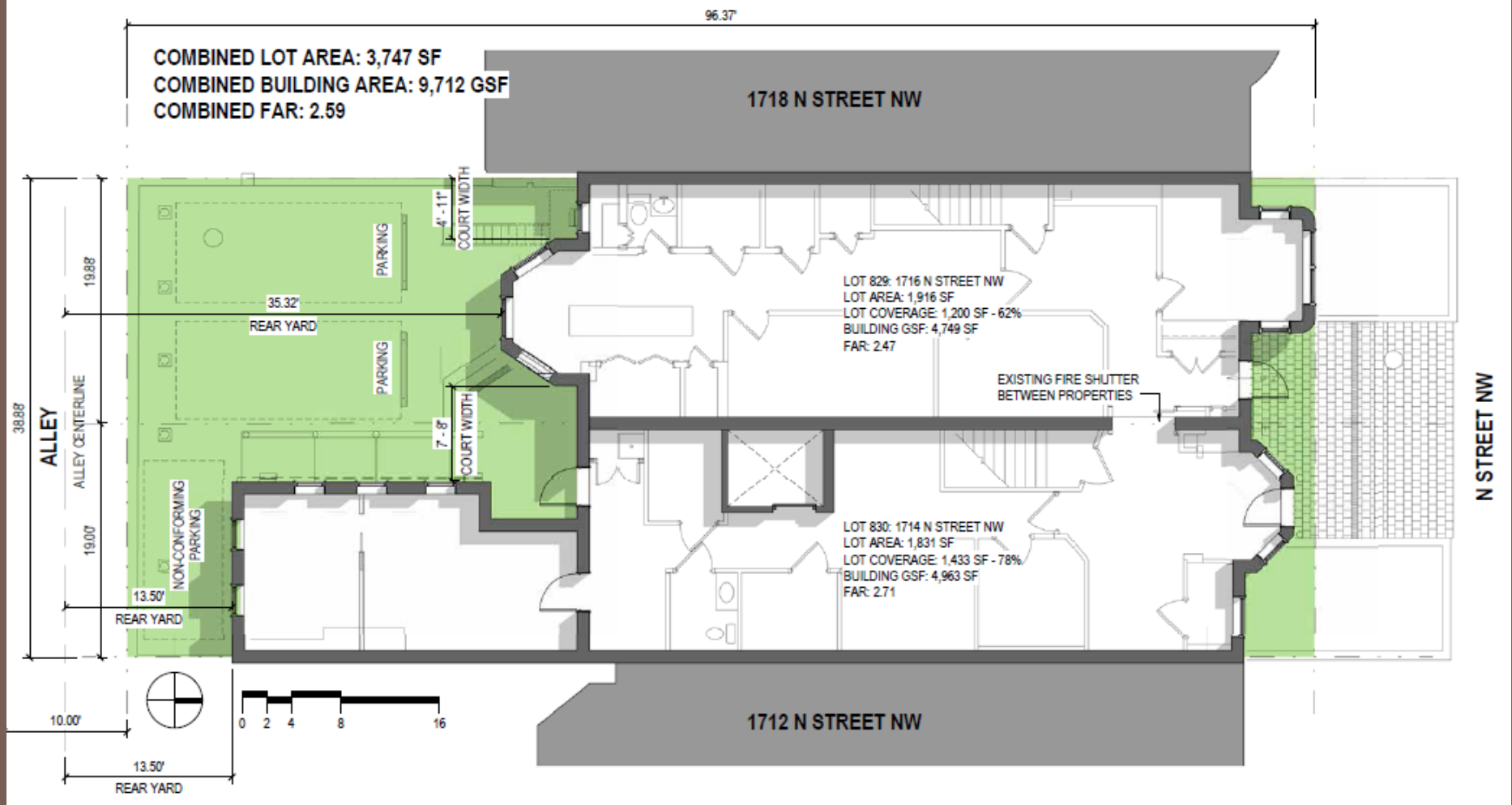




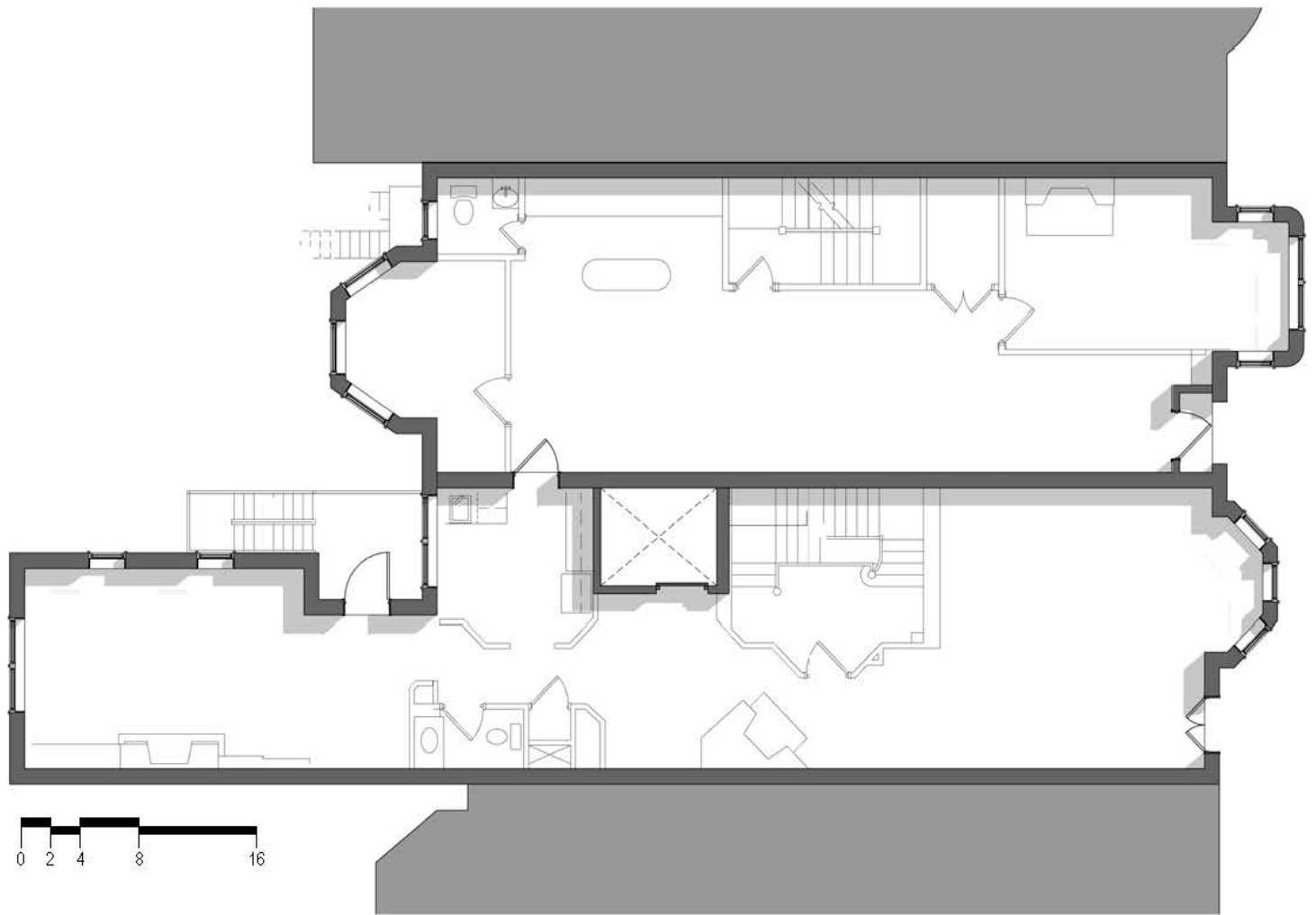
Converted row dwelling character of N Street



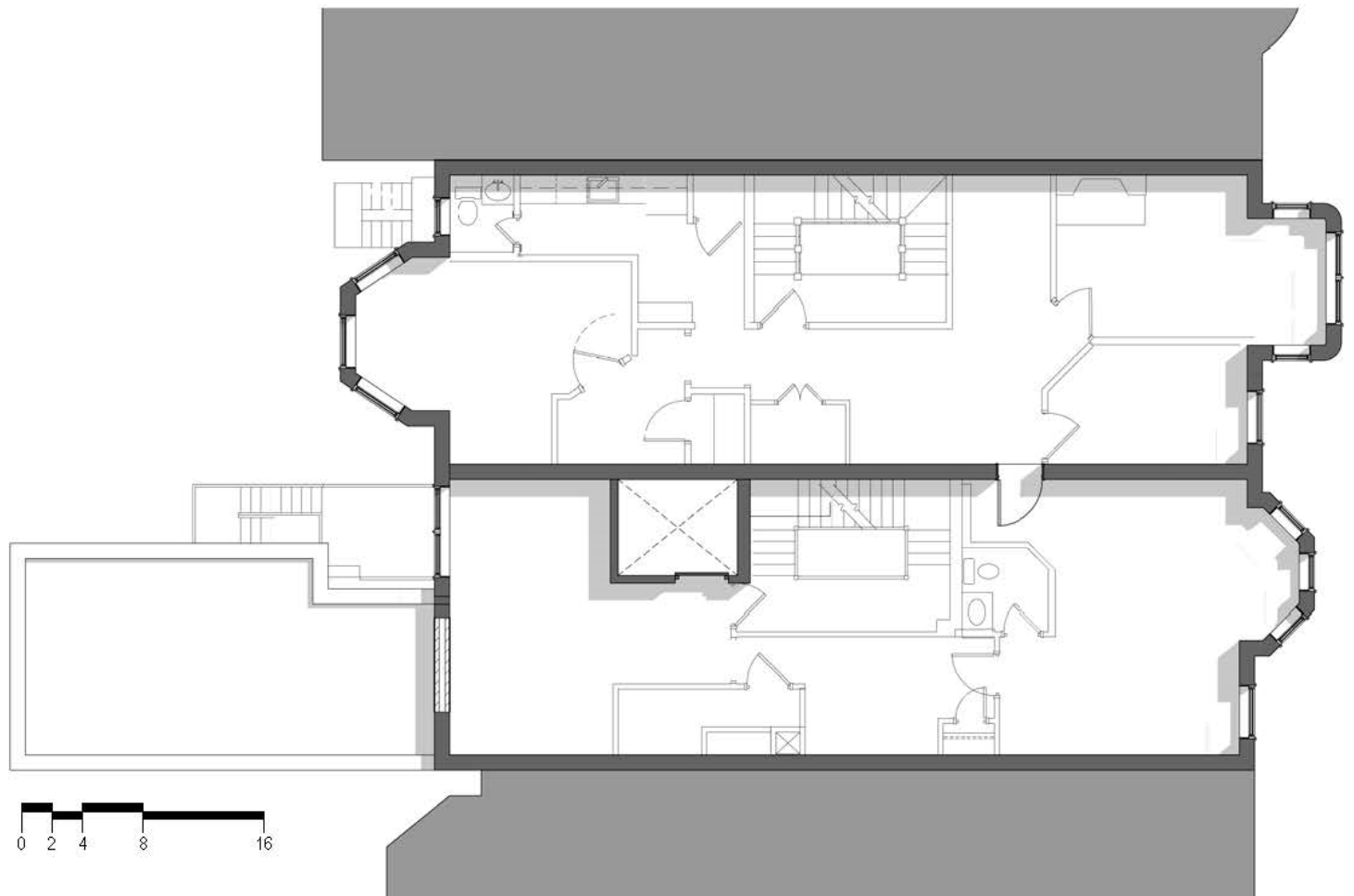
Images of the interior of the existing buildings



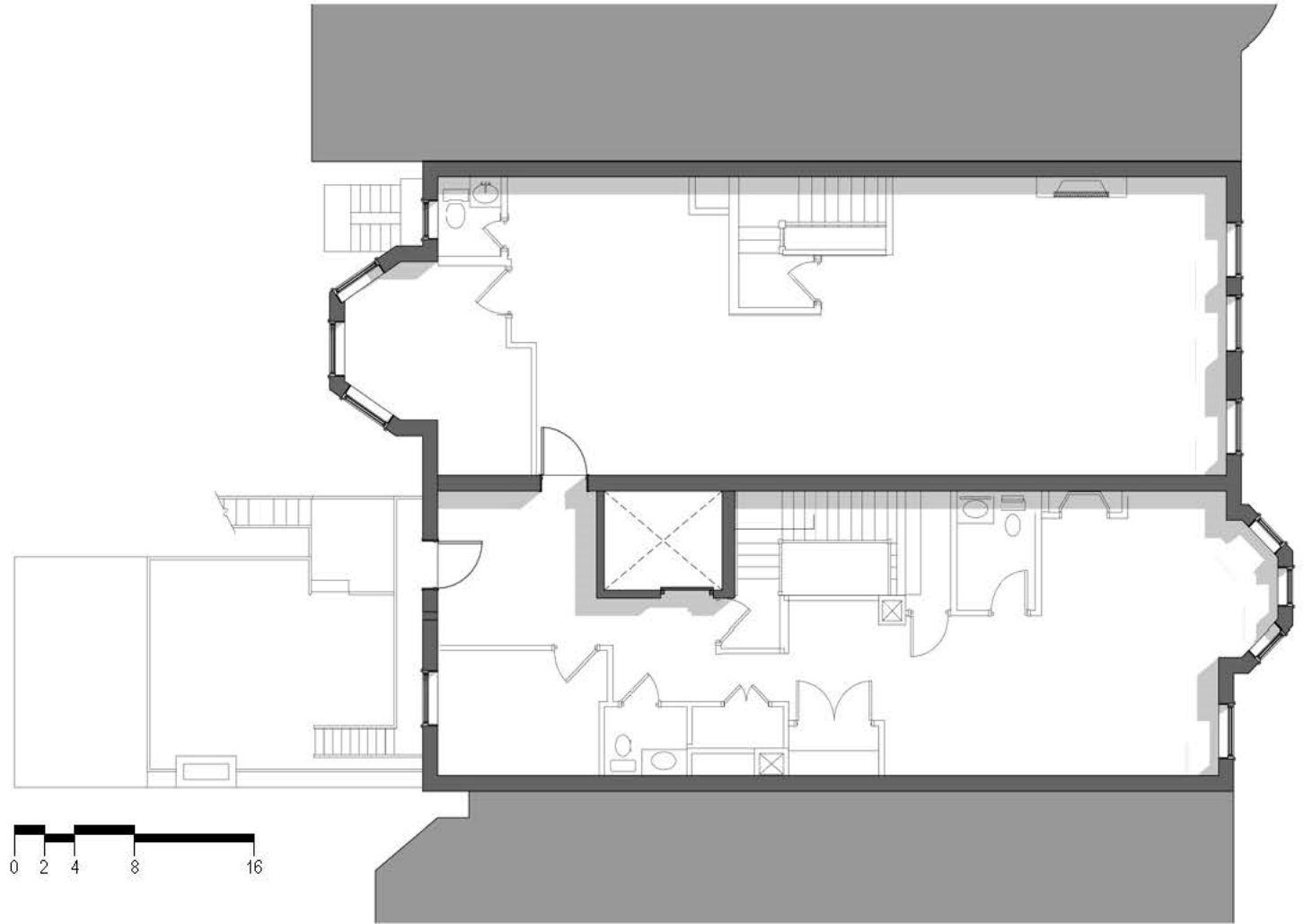
Existing Ground Floor



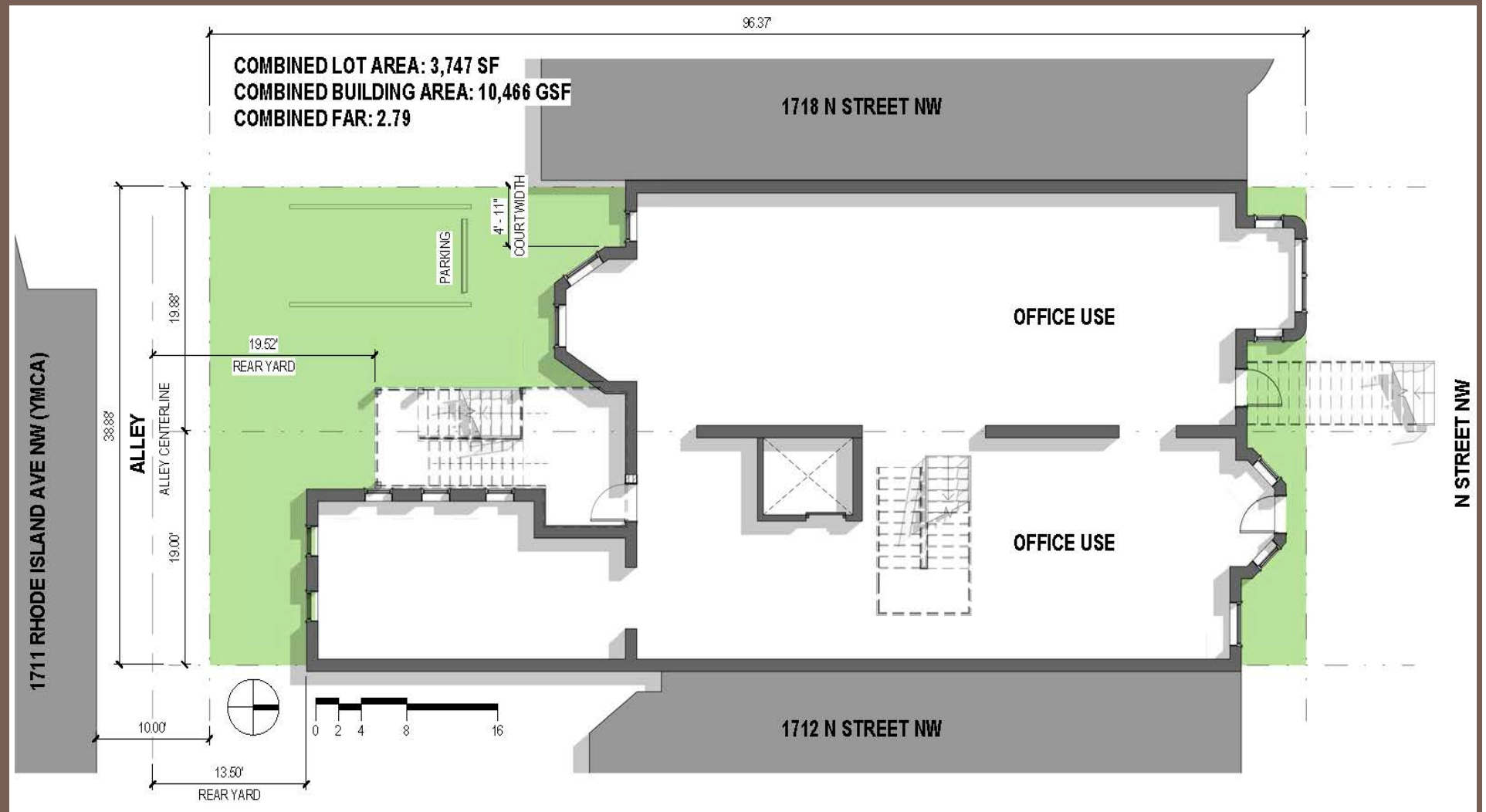
Existing 2nd Floor



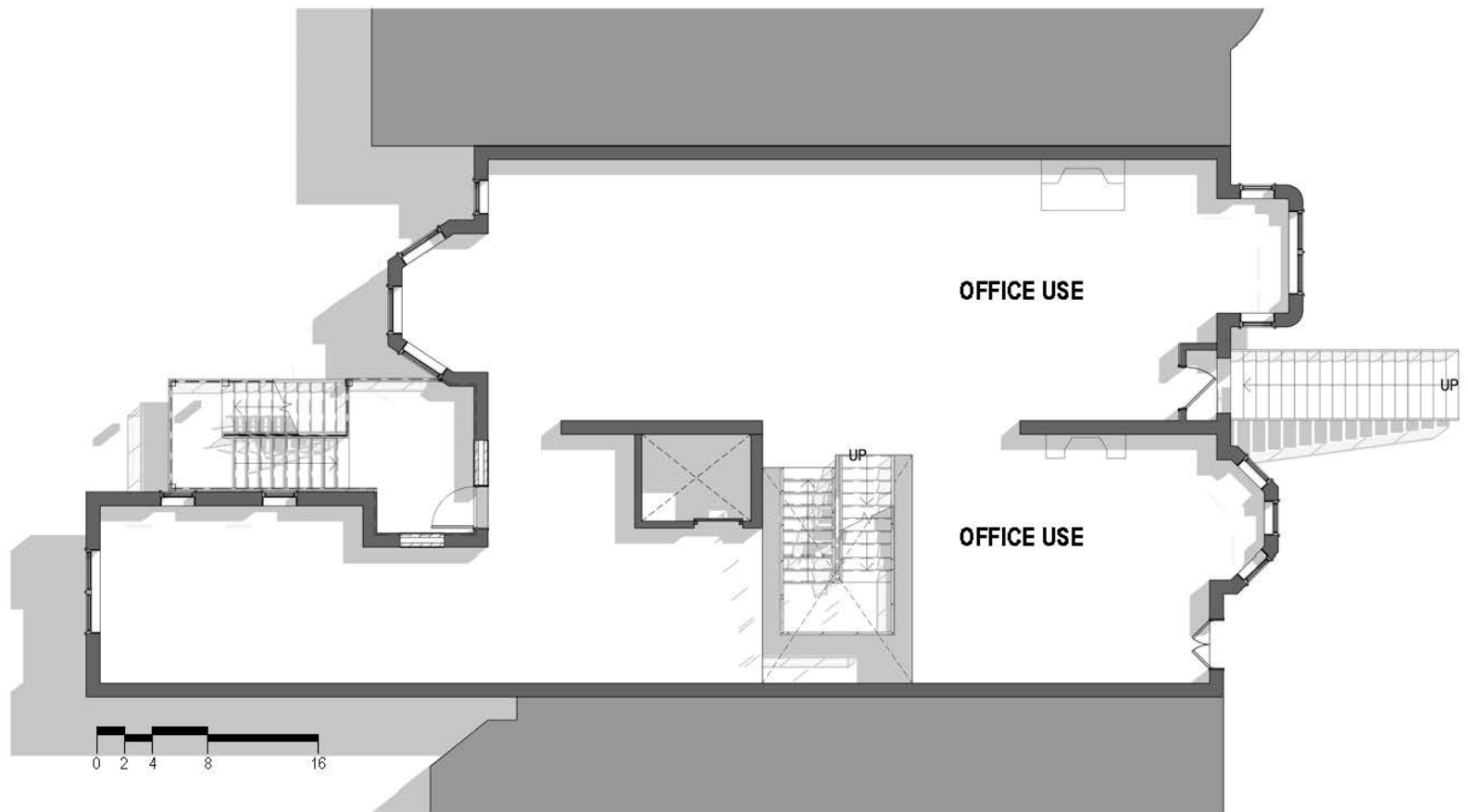
Existing 3rd Floor



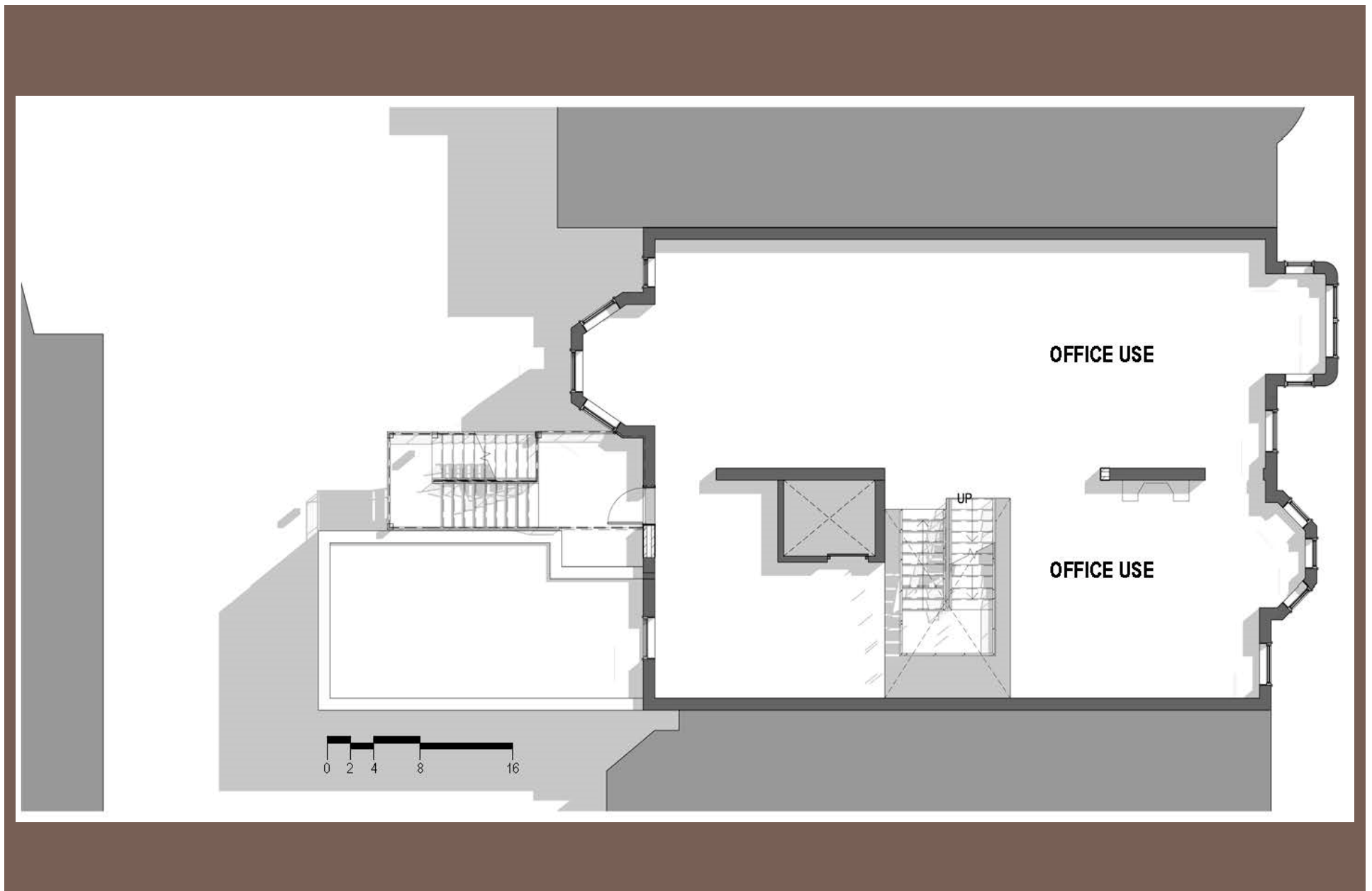
Existing 4th Floor



Proposed Ground Floor



Proposed 2nd Floor



Proposed 3rd Floor



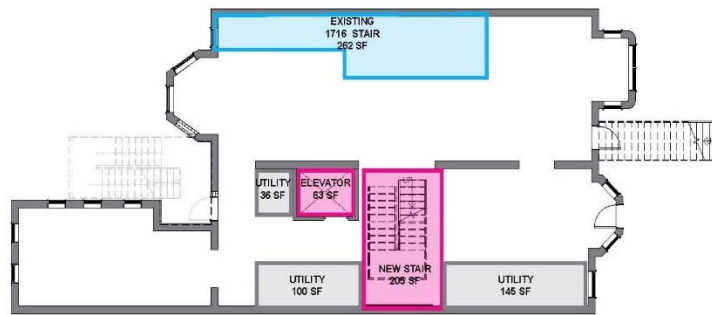
Proposed 4th Floor



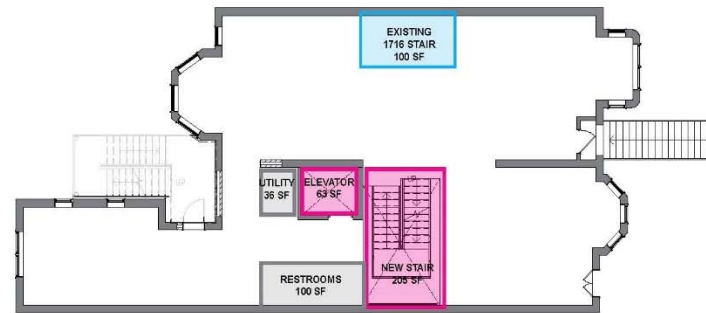
1720 N STREET NW



Exterior Rear Exit Stair On Adjacent Building



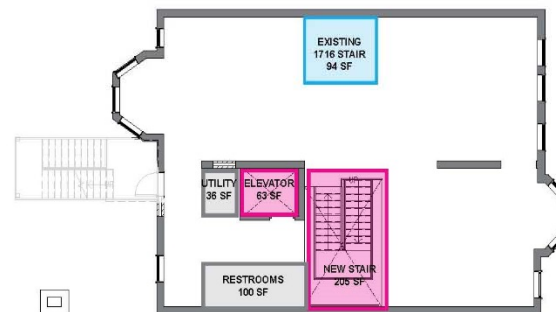
LEVEL 01



LEVEL 02



LEVEL 03



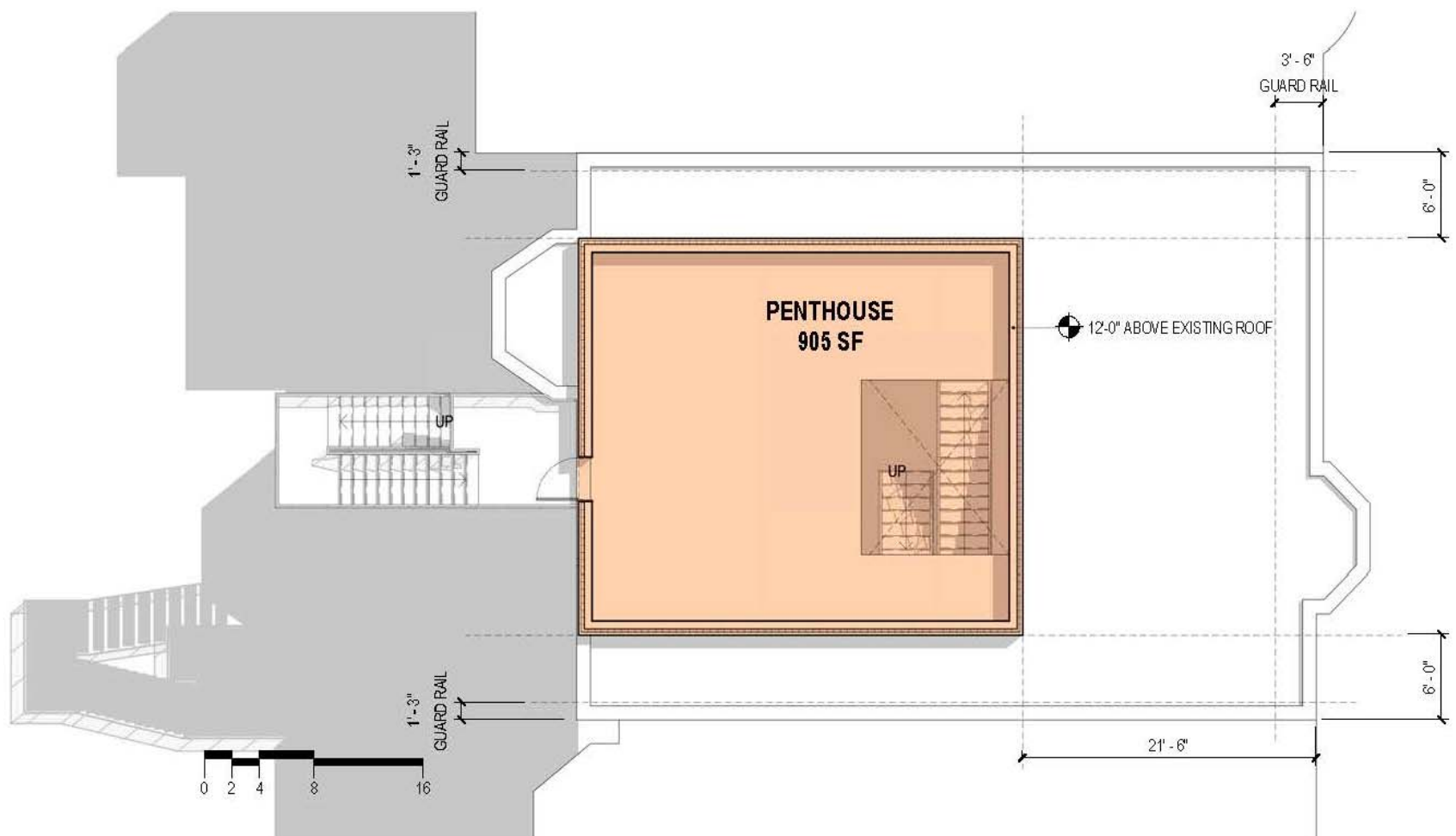
LEVEL 04

	TOTAL SF	TOTAL USABLE SF W/ NEW STAIR	TOTAL USABLE SF W/ NEW STAIR + EXISTING STAIR	% REDUCED
LEVEL 01	2,644	2,095	1,833	13%
LEVEL 02	2,622	2,218	2,118	5%
LEVEL 03	2,249	1,845	1,710	8%
LEVEL 04	2,197	1,793	1,699	5%

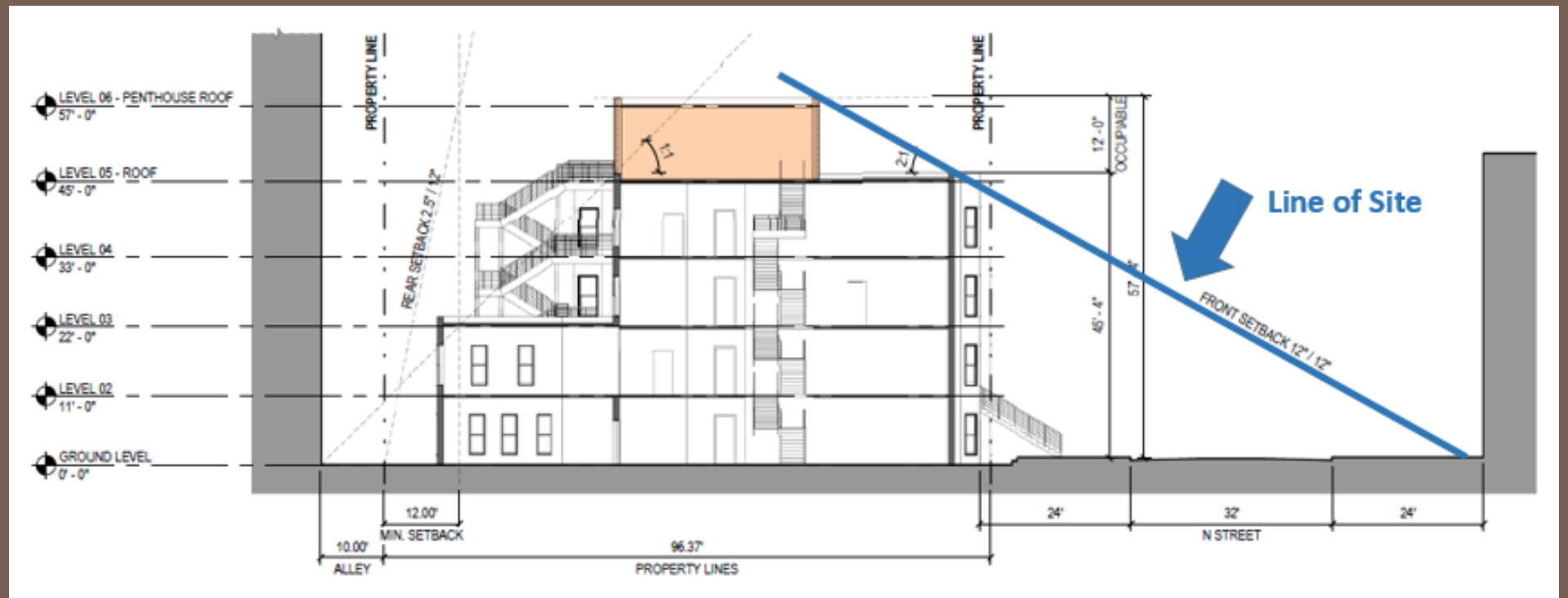
9,712 SF 7,951 SF 7,360 SF

* UTILITY, MECHANICAL, RESTROOMS, AND ELEVATOR SUBTRACTED FROM USABLE SPACE

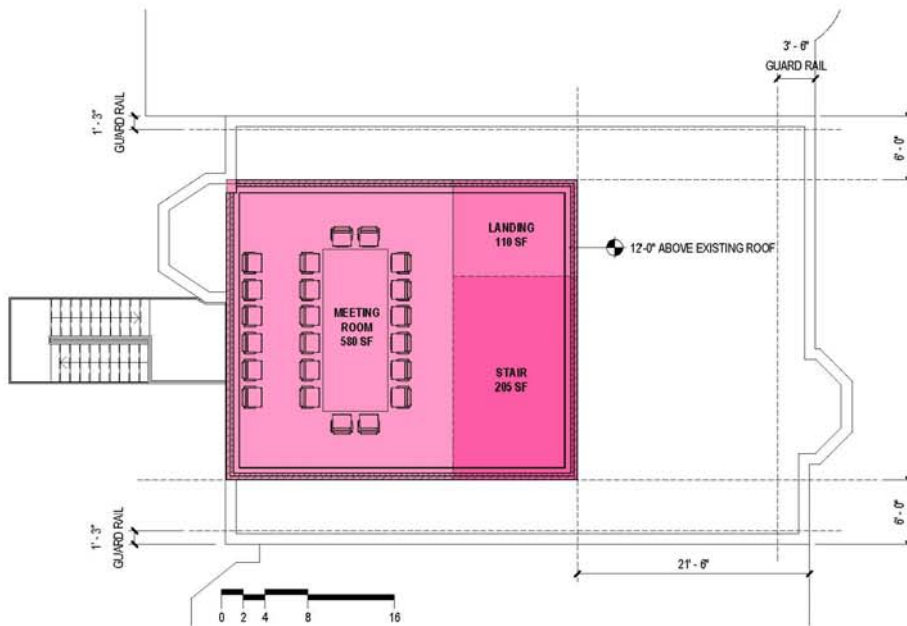
Impact On Floor Area To Retain Two Interior Staircases



Proposed Penthouse Massing and Location

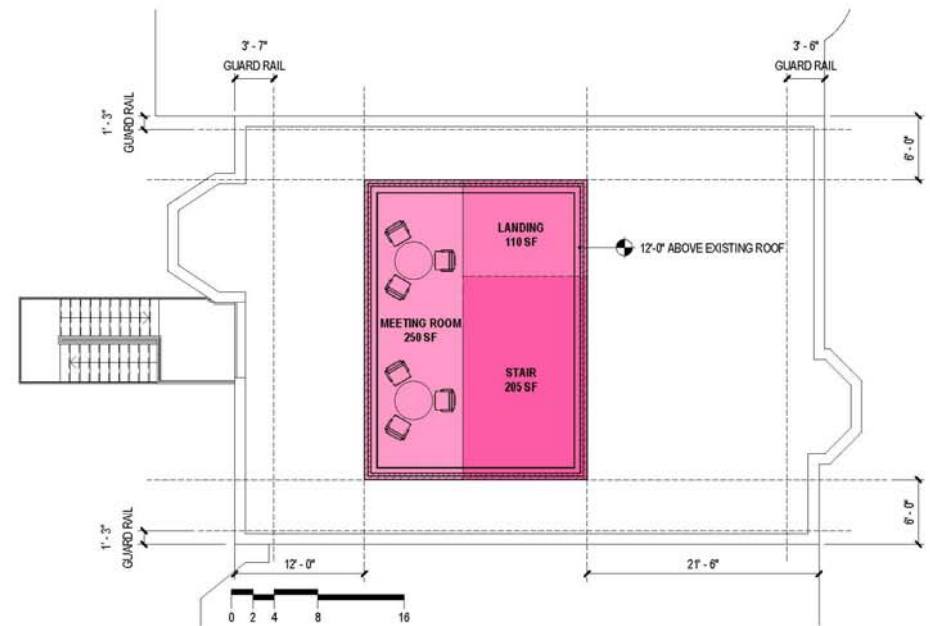


Penthouse Line of Sight Section



PROPOSED PENTHOUSE

PROPOSED PENTHOUSE MATERIALS:
RAINSREEN AND CURTAINWALL GLASS



BY RIGHT PENTHOUSE

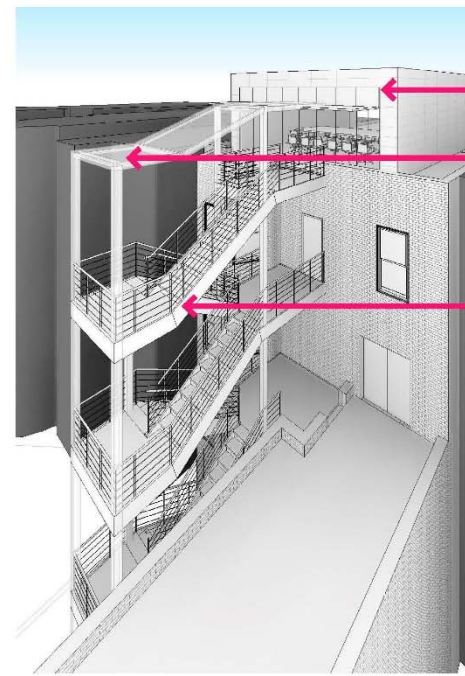
PROPOSED PENTHOUSE MATERIALS:
RAINSREEN AND CURTAINWALL GLASS



NORTH SIDE



SOUTH SIDE

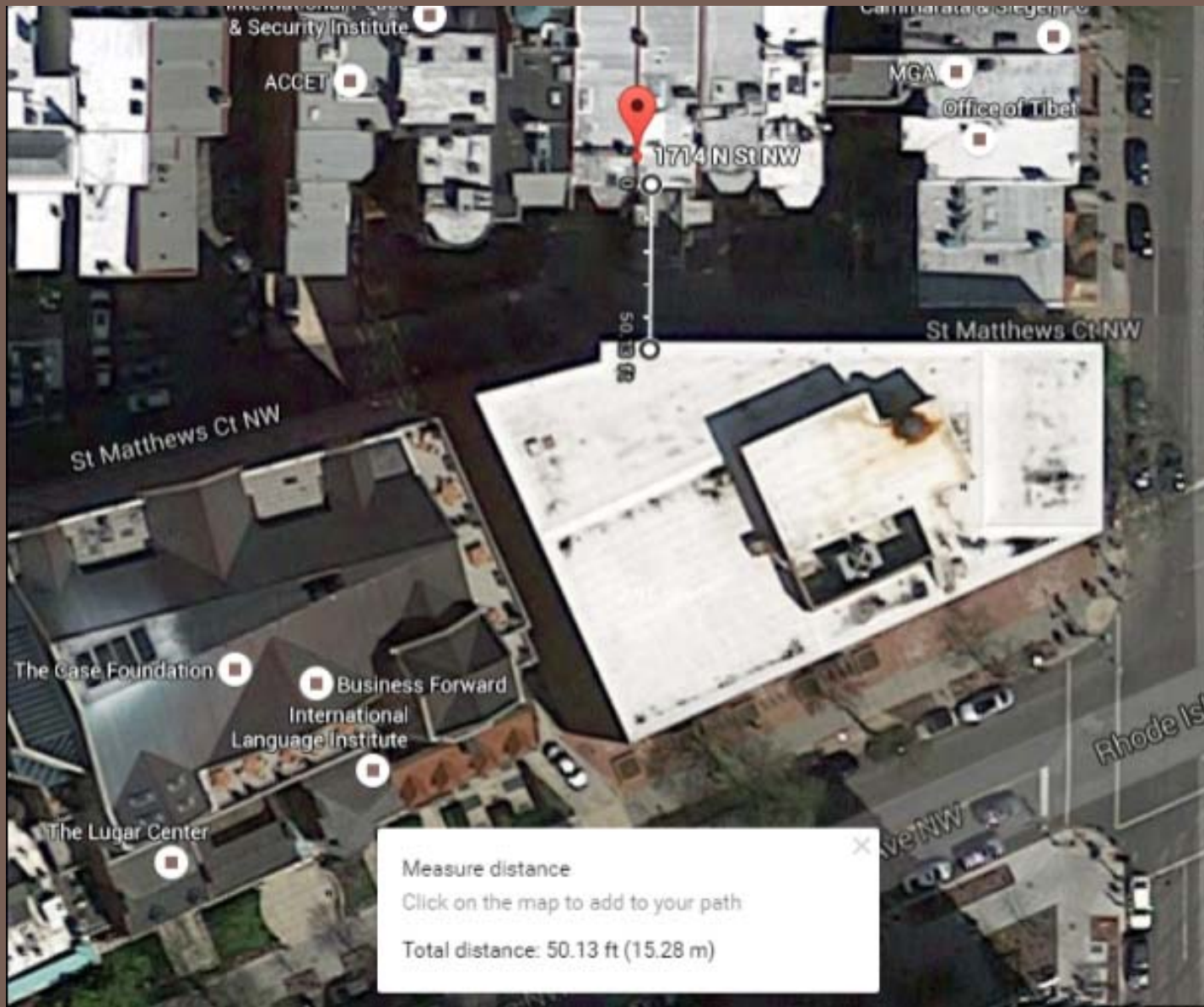


PROPOSED PENTHOUSE MATERIALS:
RAINSCREEN AND CURTAINWALL GLASS

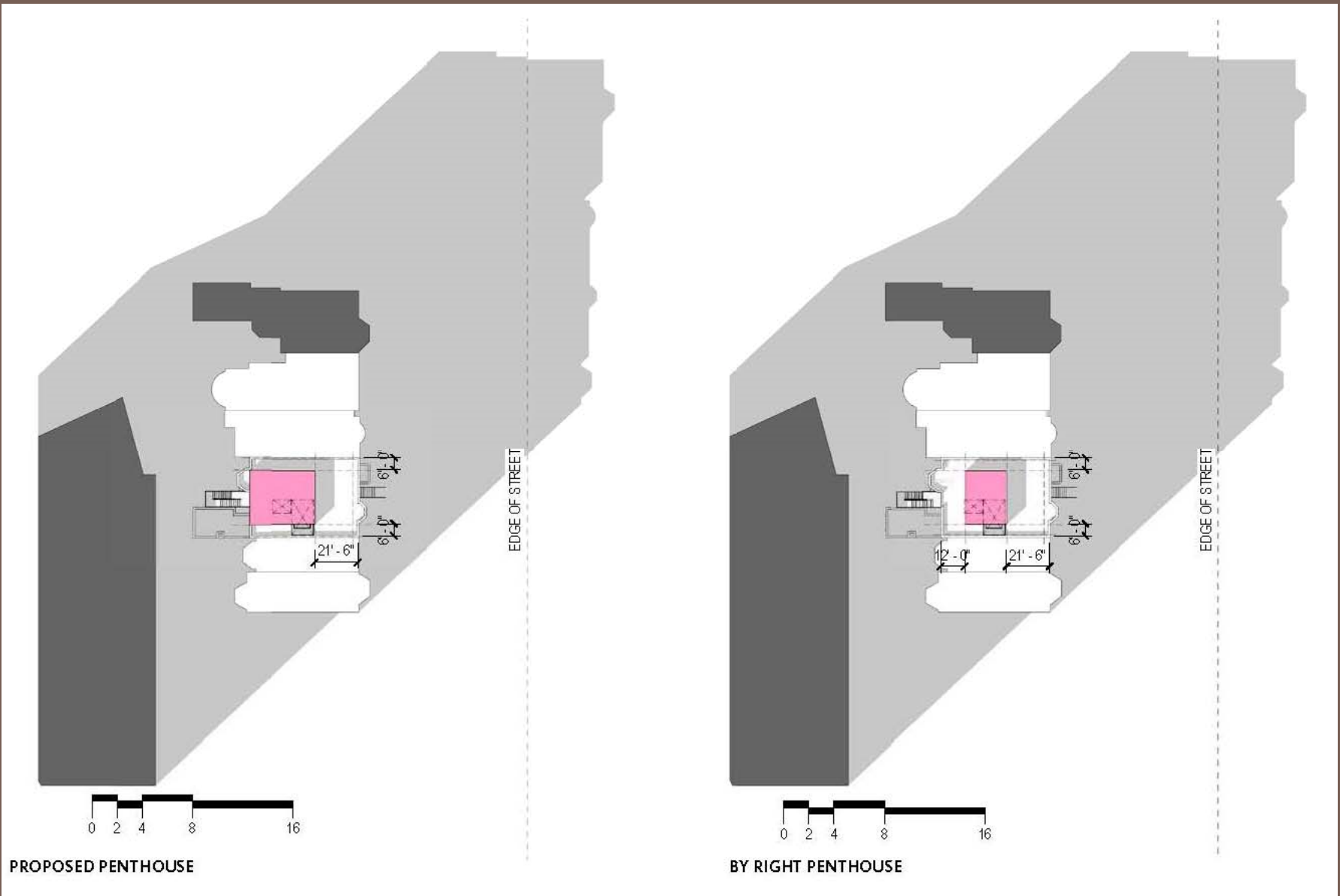
STAIR COVERING WILL BE OMITTED IF
NOT REQUIRED FOR BUILDING CODE
COMPLIANCE

PROPOSED EXTERIOR EXIT STAIR

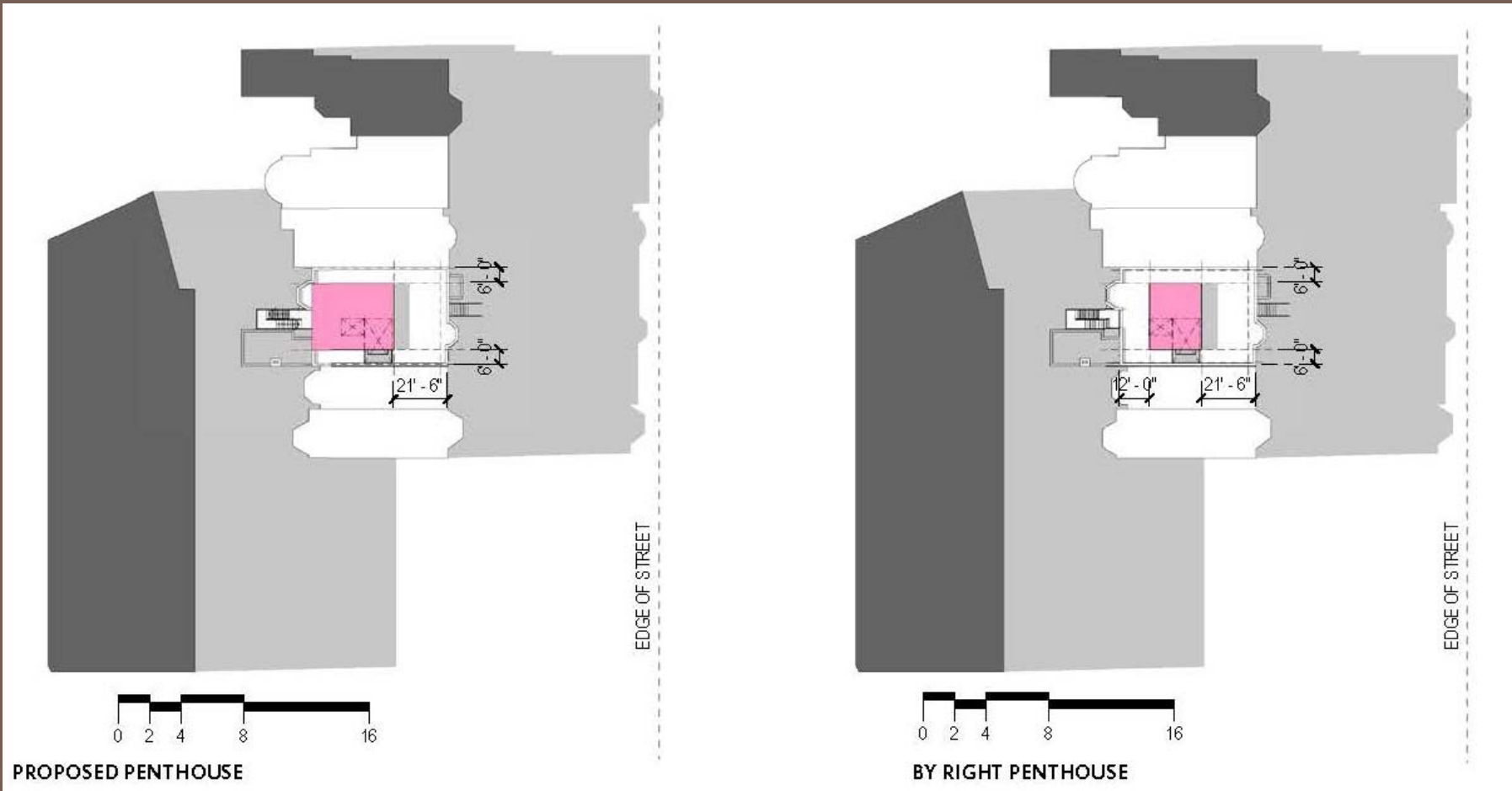
Proposed Penthouse Views



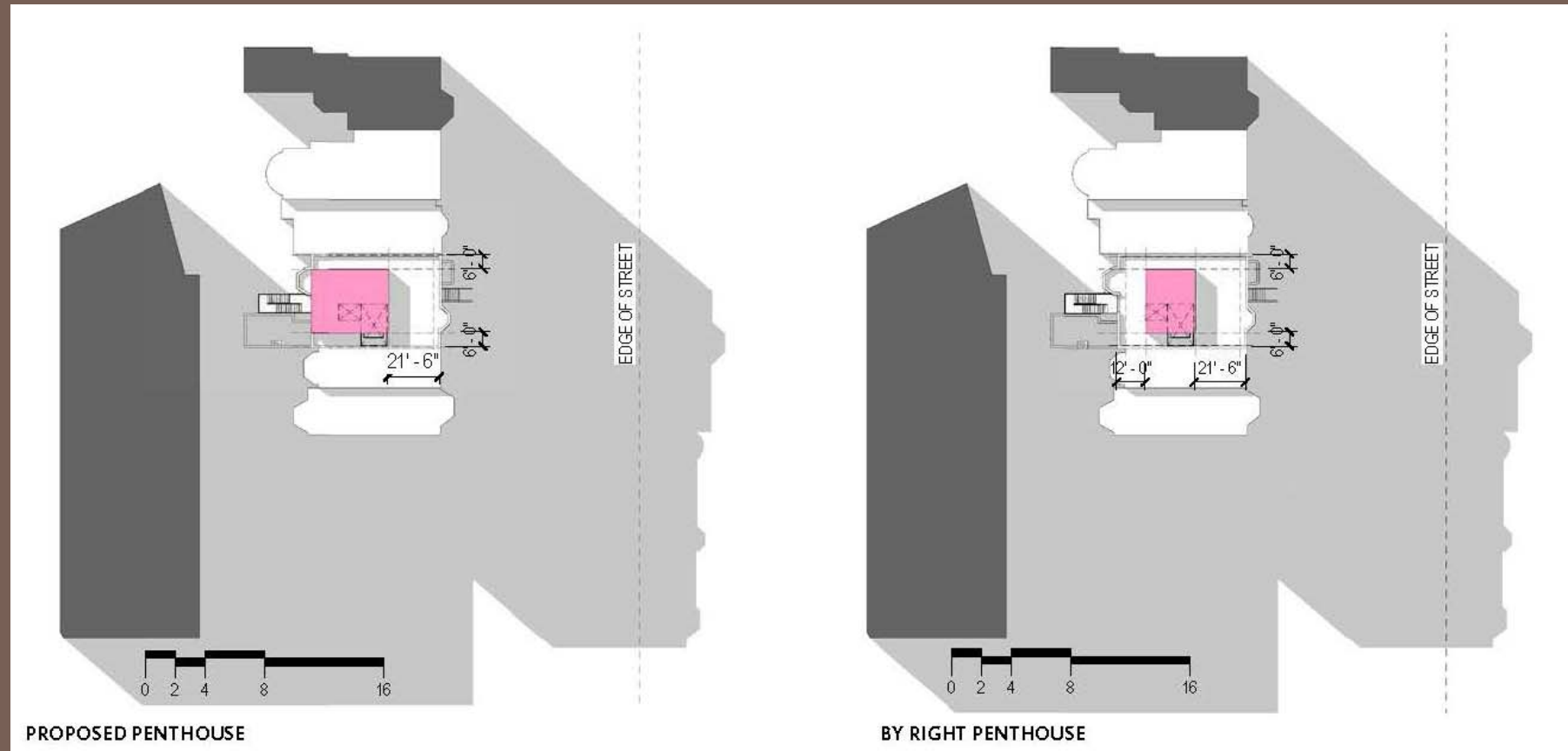
50 feet between Penthouse and YMCA Building
across the alley



Sun Study – December 21 at 9 AM



Sun Study – December 21 at 12 PM



Sun Study – December 21 at 3 PM



North Elevation



Exterior Front Entry Stair Precedents

Zoning Relief



□ Variance

- ▣ FAR for Office Use – 2.79 Office use proposed; 2.5 Office use permitted in Zone (§ 531.1)
- ▣ Nonconforming Structures – Existing 1714 N Street Building at 2.71 FAR office, existing combined structures at 2.59 FAR Office (§ 2001.3)

□ Special Exception under § 411.11

- ▣ Rear Setback Requirement for Penthouses (§ 411.18 (b))

Variance: 3-Prong Test



- ❑ Exceptional Condition
- ❑ Practical Difficulty
- ❑ No Substantial Detriment to the Public Good or Inconsistency with the Zoning Plan

Exceptional Situation or Condition

- Property is a contributing structure in the Dupont Circle Historic District.
- 1714 structure is currently nonconforming as to FAR, as it is already at 2.71 FAR.
- Density of the combined lots is also nonconforming at 2.59 FAR.
- Both lots are jointly operated as offices for the same organization.
- The buildings are connected by heavy fire doors.
- Current layout with duplicated stairway, utility, hallway, and bathroom space is awkward for modern office use.

Practical Difficulty

□ FAR

- ▣ Historic status severely limits ability to modify the existing envelope
- ▣ New code-compliant exterior staircase cannot be accomplished without increasing FAR.
- ▣ Requiring compliance with Zoning Regulations would be practically difficult because 0.2 FAR would need to be used for residential.

□ Nonconforming Structures

- ▣ Consolidation of the lots increases the non-conformity.
- ▣ Reducing FAR would require the demolition of portions of one of the buildings, which is not permitted without approval from the Mayor's Agent for Historic Preservation

Public good and zone plan

- The future condition will be very similar to the current situation.
- The project will renovate and combine the structures to provide a more functional office layout, enabling the building to continue as a positive contribution to the block and Dupont Circle as a whole.
- The structures will remain essentially “as is” when viewed from N Street.
- The structures will be brought more into conformity with current fire and building codes.

Special Exception under § 411.11



- Rear Setback Requirement for Penthouses
(§411.18 (b))

Operating Difficulties/ Building Conditions make Full Compliance Unduly Restrictive and Unreasonable

- The penthouse will be set back 21'-6" – almost 2:1 – from the front roof line to limit visibility from N St.
- The penthouse needs to be appropriately sized to be a functional break room / meeting area.
- Penthouse must be stacked on top of the 315-SF central staircase core / landing area for access purposes.
- Requiring full rear roof setback would reduce functional size of the penthouse to 250 s.f., which would be unduly restrictive, as it would not satisfy the Applicant's needs.

Intent and purpose of Zoning Regulations Not Materially Impaired

- Penthouse permitted as a matter of right.
- Penthouse, as designed, satisfies the intent of the Zoning Regulations, because it will not be visible from N Street.
- Also, the penthouse will not have a material impact on the properties to the rear because it is separated by approximately 50 feet from the former YMCA building across the alley.

Light and Air of Adjacent Buildings Will Not be Adversely Affected

- Sun/shadow studies show no shadows will be cast on the adjacent properties from the penthouse
- Rear roof line backs up to a 35'-3" rear yard that goes to the center of a 10-ft. alley.
- Rear roof line will be approximately 50' removed from the rear property line of the former YMCA building across the alley, and so lack of a rear setback will not affect that building.
- The other properties adjacent to the Property will not suffer from the lack of rear roof setback, due to the alley condition to the south, which provides sufficient light and air available along the alley to the rear of the Property.

HPO Outreach



- Numerous discussions with HPO Staff.
- HPO determined that the Project can be approved at Staff level.
- Flag Test conducted on June 3rd.
- HPO confirmed that Project “passed” the flag test.

Community Outreach



- The Applicant presented the Project to ANC 2B's Zoning, Preservation and Development Committee on June 1, 2016.
- The Applicant presented to the full ANC 2B at its properly noticed public meeting on June 8, 2016.
- The full ANC voted to approve the Application.
- The Applicant has obtained support of an adjacent neighbor and two businesses across N Street NW to the north.

BZA Application:
1714-1716 N St. NW
BZA Case No. 19312

Presented by:
Samantha L. Mazo
Griffin, Murphy,
Moldenhauer & Wiggins, LLP



GOVERNMENT
OF THE
DISTRICT OF COLUMBIA

BLRA-17
(Rev. 11/87)
8-4777

Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration
Zoning Division
614 H Street, N.W., Room 333
Washington, D.C., 20001

CERTIFICATE OF OCCUPANCY
ISSUE DATE 12/12/1988
1880192

ISSUED TO NAME, ADDRESS, SQUARE
AFRICAN EDUCATIONAL FOUNDATION, INC.

1714 N ST NW
LOTS 0830
TO USE: 1ST, 2ND, 3RD & BASMT
AS AN: GENERAL OFFICE BUILDING
ZONE: SP1 USE CODE: H6S1201B OCCUPANCY LOAD n/a
BZA # SPECIAL USAGE: [YES] SEXUAL ORIENTED [N]

EXPIRATION DATE
SQUARE 159

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED ON THE ABOVE PREMISE AT ALL TIMES. IT IS VALID INDEFINITELY, UNLESS AN expiration date is stated ONLY for the purpose(s) indicated above, and is not TRANSFERABLE to another person or premise under any conditions. ANY CHANGE in the type of business, ownership or part of premises used therefor, will render this CERTIFICATE void and a new CERTIFICATE must be obtained.

Designee *Donna G. Peles*

Donald G. Murray
Donald G. Murray
DIRECTOR

SCANNED 6.21.96

District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration Zoning Division
P.O. BOX 37200 — Washington, D.C. 20013-7200

No. B 155458

CERTIFICATE OF OCCUPANCY
October 13, 1988
(date)

Permission is hereby granted to AMERICAN FOREIGN SERVICE PROTECTIVE ASSOC., INC.
to use suite(s) _____ on the basement, 1st, 2nd & 3rd floor(s)
of the building located on lot(s) 829 square 159
known as premises 1716 N Street, N.W. for the following
purpose(s) Office
Not sexually oriented. [SU]

BZA #: _____ EXPIRATION DATE: _____

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

ZONE SP-1 FEE \$ 30.83

Donald G. Murray, Director
By *Donna G. Peles*
Designee

OFFICE COPY

66-P-3601 1112

SCANNED 6.21.96

Certificates of Occupancy