



March 11, 2020

**Meridith H. Moldenhauer**

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Frederick L. Hill, Chairperson  
Board of Zoning Adjustment  
441 4th Street, NW, Suite 200S  
Washington, DC 20010

**Re: BZA Case No. 20244  
Applicant's Prehearing Statement**

Chairperson Hill and Honorable Members of the Board:

On behalf of Applicant 1777 Bond Street Equities LLC and Columbia Road of DC LLC please find enclosed the Prehearing Statement for the above-referenced case. We look forward to presenting the application to the Board of Zoning Adjustment on April 1, 2020.

Thank you for your attention to this matter.

Sincerely,

COZEN O'CONNOR

A handwritten signature in blue ink, appearing to read "Meridith H. Moldenhauer", written over a horizontal line.

BY: MERIDITH H. MOLDENHAUER

**CERTIFICATE OF SERVICE**

I hereby certify that on this 11<sup>th</sup> day of March, 2020 a copy of the foregoing Prehearing Statement was served, via electronic mail, on the following:

District of Columbia Office of Planning  
c/o Matt Jesick  
1100 4<sup>th</sup> Street SW, Suite E650  
Washington, DC 20024  
[Matthew.Jesick@dc.gov](mailto:Matthew.Jesick@dc.gov)

Advisory Neighborhood Commission 1C  
c/o Amir Irani, Chair  
Japer Bowles, SMD  
[1C01@anc.dc.gov](mailto:1C01@anc.dc.gov)  
[1C07@anc.dc.gov](mailto:1C07@anc.dc.gov)



Meridith Moldenhauer

**BEFORE THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT**

**APPLICATION OF  
1777 BOND STREET EQUITIES LLC and  
COLUMBIA ROAD OF DC LLC**

**BZA CASE NO. 20244**

**APPLICANT’S PREHEARING STATEMENT**

**I. EXECUTIVE SUMMARY AND NATURE OF RELIEF SOUGHT**

This Prehearing Statement is submitted on behalf of Applicant 1777 Bond Street Equities LLC and Columbia Road of DC LLC (collectively, the “Applicant”), the owners of the property located at 1767 – 1777 Columbia Road NW (Square 2580, Lot 522) (the “Property”), in support of its application for special exception relief, pursuant to Subtitle X § 901.2, from the requirements for vehicular parking under Subtitle C § 701.5 in connection with an addition to an existing mixed-use building (the “Project”).

**II. DECREASE TO REQUESTED PARKING RELIEF**

The Applicant seeks to update the requested parking relief to reflect the correct method of calculation for the Project’s parking requirement. Based on the updated requirement, the amount of parking relief is decreased from 24 spaces to 18 spaces.

As part of the initial application, the Applicant requested special exception relief for 24 parking spaces. This figure is based on a requirement of 55 parking spaces with only 31 spaces proposed for the Project. The total parking requirement was calculated based on the existing building at the Property and the proposed new addition *together*.<sup>1</sup> However, under Subtitle C § 704.1, in the event of an addition, the “minimum parking required shall be calculated based upon the entire gross floor area **added**.” (emphasis added). Therefore, the appropriate method for

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<sup>1</sup> 39 parking spaces for the 120-unit residential portion (1 space per 3 dwelling units in excess of 4 units) and 16 parking spaces for 14,705 sq. ft. of retail space (1.33 spaces per 1,000 sq. ft. in excess of 3,000 sq. ft.).

calculating the total parking requirement is to calculate the existing building and the new addition *separately*.

Pursuant to this method, the existing building must have 31 spaces (6 retail and 25 residential) and the new addition must have 18 spaces (6 retail and 12 residential) for a total requirement of 49 parking spaces.<sup>2</sup> Since the Project proposes 31 parking spaces, relief in the amount of 18 spaces is needed. To that end, an updated Form 135 is attached at **Tab A**. Since the amount of relief has been *decreased*, the Applicant continues to meet the burden of proof as outlined in the initial application.

### **III. ANC SUPPORT**

Prior to filing the application, the Applicant attended meetings of Advisory Neighborhood Commission (ANC) 1C in December 2019 and January 2020 to informally introduce the anticipated application. On January 22, 2020, the Applicant also presented to ANC 1C's Planning, Zoning and Transportation Subcommittee. After filing the application, the Applicant attended ANC 1C's meetings in February 2020 and March 2020. At the latter meeting, ANC 1C voted unanimously (5-0-0) to support the application.

### **IV. CONCLUSION**

For the reasons stated above, and for the reasons enumerated in the Applicant's prior filings as well as the reasons discussed at the Board's hearing, the Applicant submits that the application meets the requirements for special exception relief. Accordingly, the Applicant respectfully requests that the Board approve the application on April 1, 2020.

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<sup>2</sup> The existing building at the Property has approximately 7,430 sq. ft. of retail and 80 dwelling units. The proposed addition to the existing building will have 7,275 sq. ft. of retail space and up to 40 dwelling units.

Respectfully submitted,  
COZEN O'CONNOR



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