

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Crystal Myers, Case Manager
JL Joel Lawson, Associate Director of Development Review

DATE: March 9, 2017

SUBJECT: BZA #19711 – 1501-1505 Pennsylvania Ave. NW for rear yard relief for an addition to a museum.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **Approval** of the following special exception:

- I§ 205.1 Rear Yard (15’11 ft. required; 0 ft. existing; 0 ft. proposed)

II. LOCATION AND SITE DESCRIPTION

| | |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Address | 1501-1505 Pennsylvania Ave. NW |
| Applicant: | Norman M. Glasglow Jr. on behalf of Granite LLC |
| Legal Description | Square 221, Lot 29 and 810 |
| Ward / ANC | Ward 2; ANC 2B |
| Zone | D-6 |
| Historic District or Resource | Financial District and Lafayette Square District |
| Lot Characteristics | 18,040 sq. ft. corner site on Pennsylvania Ave NW and 15 th ST. NW |
| Existing Development | Existing bank building being converted to a museum building |
| Adjacent Properties | The adjacent properties are an office building to the north and the U.S. Treasury to the west |
| Surrounding Neighborhood Character | The surrounding neighborhood is mainly developed with office and retail uses. The White House is to the west of the site, across the street. |

III. BACKGROUND AND PROPOSAL

The Applicant is converting an existing historic bank building into a museum, with associated conference facilities and office space. The conversion includes an addition that would extend the 5th floor and create a new 6th floor to the building and include a new atrium at the rear of the building. The proposal would require rear yard relief.

A similar proposal was approved by the BZA in 2016 (case 19229) but the proposal included a mechanical penthouse on the rooftop. The project was granted penthouse setback and rear yard relief. Since then the project has been redesigned and the penthouse has been removed. Only rear yard relief is needed.

IV. ZONING REQUIREMENTS

| D-6 Zone | Regulation | Existing¹ | Proposed | Relief |
|------------------------------------------------|---------------------------------------------------------------------------------|-----------------------------|-----------------|------------------------------------|
| FAR | 10 | 1.9 | 2.82 | Conforming |
| Height | 80' | 65' | 79' | Conforming |
| Lot Occupancy | 100% max | 100% | 100% | Conforming |
| Rear Yard I § 205 | 15' 11 min. | 0' | 0' | Special Exception Requested |
| Green Area C § 601.7 | Not required for pre-1958 historic property because less than 50% GFA increase. | 0 | 0 | Conforming |
| Loading C § 901.7 | Not required for pre-1958 historic property because less than 50% GFA increase. | 0 | 0 | Conforming |
| Parking vehicle C § 704.2 bicycle C § 802.6 | Not required for pre-1958 historic property because less than 50% GFA increase. | 0 | 0 | Conforming |

V. ANALYSIS

Special Exception Relief from I § 205; pursuant to I § 205.4

205.5 The Board of Zoning Adjustment may waive the rear yard requirements as a special exception pursuant to Subtitle X and subject to the following conditions:

(a) No window to a residence use shall be located within forty feet (40 ft.) of another facing building;

The adjacent buildings are the U.S. Treasury Annex and an office building so no window to a residence is within 40 ft. of the site.

(b) No window to an office use shall be located within thirty feet (30 ft.) of another facing office window, nor eighteen feet (18 ft.) in front of a facing blank wall;

No window of the proposed addition would be less than 30 feet from the adjacent office building to the north. The adjacent office building was built on the property line so its windows are at risk. If

¹ “Existing” and “Proposed” information provided by the applicant

the proposed addition is built it would connect to the office building and the office building's windows would be enclosed in the addition's atrium. The windows would be facing the proposed addition's museum windows and would be 26'4" away from those windows, which is the same distance as would have been provided if the rear yard was provided on the subject site. Its office windows would be over 30 feet away.

(c) A greater distance may be required between windows in a facing building than the minimum prescribed in (a) or (b) if necessary to provide adequate light and privacy to habitable rooms as determined by the angle of sight lines and the distance of penetration of sight lines into such habitable rooms; and

Additional distance between the proposed addition windows and the adjacent office building windows should not be necessary in this case.

(d) The building shall provide for adequate off-street service functions, including parking and loading areas and access points.

As the addition would be less than 50% of this historic building parking and loading is not required.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

As of the writing of this report, no agency comments have been submitted.

VII. COMMUNITY COMMENTS

As of the writing of this report, no comments have been received from the community.

As of the writing of this report, no report from ANC 2B has been submitted.

VIII. LOCATION MAP:

