

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

BOARD OF ZONING ADJUSTMENT

SPECIAL PUBLIC MEETING

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APPLICATION OF FB PARTNERSHIP,  
APPLICATION NUMBER 16437,  
PURSUANT TO 3108.1  
FOR SPECIAL EXCEPTION FROM SECTION 512  
TO PERMIT A HOTEL IN AN SB DISTRICT  
WITH A REDUCTION IN THE REQUIRED  
OFF-STREET PARKING IN AN SB DISTRICT  
AT PREMISES 1225 13TH STREET, NORTHWEST,  
SQUARE 281, NORTH 832

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WEDNESDAY

APRIL 14, 1999

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The public hearing convened in Room 220,  
441 4th Street, N.W., Washington, D.C. 2001,  
pursuant to notice at 9:30 a.m., Sheila Cross Reid,  
Chairperson, presiding.

BOARD OF ZONING ADJUSTMENT MEMBERS PRESENT:

SHEILA CROSS REID, Chairperson  
JERRY GILREATH, Board Member  
JOHN F. PARSONS, Board Member

STAFF PRESENT:

Sheri Pruitt-Williams, Interim Dir., OZ  
Paul Hart, Office of Zoning  
Alberto Bastida, Office of Planning

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3 CHAIRPERSON REID: Good morning. This  
4 is the April 14th meeting of the Board of Zoning  
5 Adjustment. Those of you who were here for the  
6 hearing, which starts at 9:30, please indulge us for  
7 just a few minutes.

8 We have one case that we have to  
9 basically decide on. And then we'll go immediately  
10 into the hearing for today. Thank you.

11 MR. HART: Good morning, Madam Chair,  
12 members of the Board. For this morning's special  
13 public meeting, on the agenda we have one item.  
14 It's that of Application Number 16437 of FB  
15 Partnership pursuant to 3108.1 for special exception  
16 from Section 512 to permit a hotel in an SB district  
17 with a reduction in the required off-street parking  
18 in an SB district at premises 1225 13th Street,  
19 Northwest, Square 281, North 832.

20 At the last hearing we had, the  
21 applicant was required to give us a submission on a  
22 problem that the Board had with the lightning for  
23 the signs for the hotel. That was submitted on time  
24 and forwarded to the Board.

25 MEMBER GILREATH: Madam Chair, I make a  
26 motion that we approve the application.

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1 CHAIRPERSON REID: Okay. Mr. Bastida,  
2 did you want to add anything to your report from the  
3 Office of Planning? My understanding was that the  
4 only outstanding issue with regard to the fine and  
5 it would be back to it. And you all were to work  
6 together to come up with a solution to that problem,  
7 which I understand did occur.

8 MR. BASTIDA: For the record, my name is  
9 Roberto Bastida with the D.C. Office of Planning.  
10 That is correct, Madam Chairperson. The applicant  
11 was very accommodating in working with me or with  
12 the Office of Planning to try to resolve the issue.

13 The Office of Planning provided a short  
14 memorandum to the Board stating that the preference  
15 of the Office of Planning that they signed when the  
16 BZA provided funds and you put that condition and  
17 also that there shall not be any spillover beyond  
18 the boundaries of the site of the like.

19 Also, Mr. Clarens was concerned about  
20 the north side of the building and was trying for  
21 the applicant to reconsider clouding the north  
22 facade beyond the first break point.

23 I worked with the applicant regarding  
24 that. And it appears not to be cost-effective, but  
25 the applicant agreed to continue the cornice for the  
26 top floor all along the north facade.

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1 I didn't include that in my report, but  
2 that was proffered by the applicant to you, to the  
3 Board, I should say. And, accordingly, I did not  
4 address that on the report.

5 CHAIRPERSON REID: All right. Now,  
6 there is also a condition?

7 MR. BASTIDA: That the top cornice of  
8 the building shall be extended out all along the  
9 north facade of the building. Just to put it for  
10 the record since I don't see Mr. Clarens here is  
11 that the office of Planning worked with the  
12 applicant regarding that matter, the Office of  
13 Planning subsequent to the site visit.

14 And the determination of the Office of  
15 Planning was that it would be really difficult, even  
16 if you are on the west side of the street, to see  
17 much of that north facade beyond that break point.  
18 It's visible, but the impact is minimal.

19 So the Office of Planning has no  
20 objection to the applicant just providing the top  
21 cornice all along the north facade.

22 CHAIRPERSON REID: Okay. All right. Do  
23 I have a second now with the conditions as cited by  
24 the Office of Planning, number one, that the signage  
25 be front lit; and that there would be no spillover  
26 light into the facade of the building; and, three,

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1 that the top cornice to the building be extended all  
2 along the north side of the building?

3 MR. BASTIDA: That is the proposal of  
4 the Office of Planning, Madam Chairperson. You have  
5 recounted it clearly.

6 CHAIRPERSON REID: Okay. Did you have  
7 anything to add, Mr. Gilreath?

8 MEMBER GILREATH: No. I think the  
9 applicant has responded to our concerns.

10 CHAIRPERSON REID: And that they have  
11 met the burden of proof in regard to the relief they  
12 are requesting for a special exception under I think  
13 512 of the regulations, zoning regulations? All in  
14 favor?

15 (Whereupon, there was a chorus of  
16 "Ayes.")

17 CHAIRPERSON REID: And we have a proxy  
18 from Mrs. King?

19 MR. HART: Yes.

20 CHAIRPERSON REID: And that proxy is?  
21 Her vote is?

22 MR. HART: Mrs. King's vote is with the  
23 majority.

24 CHAIRPERSON REID: In the affirmative?

25 MR. HART: The affirmative, yes.

26 CHAIRPERSON REID: Thank you. That's

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1 it. Is that right?

2 MR. HART: Thank you. That's it.

3 CHAIRPERSON REID: That concludes our  
4 hearing for this morning.

5 (Whereupon, the foregoing matter was  
6 concluded at 9:36 a.m.)

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