



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

DATE: March 29, 2011

SUBJECT: BZA Application 18191: 2025 Massachusetts Ave., NW – Special Exception to allow an office use in the SP-1 District.

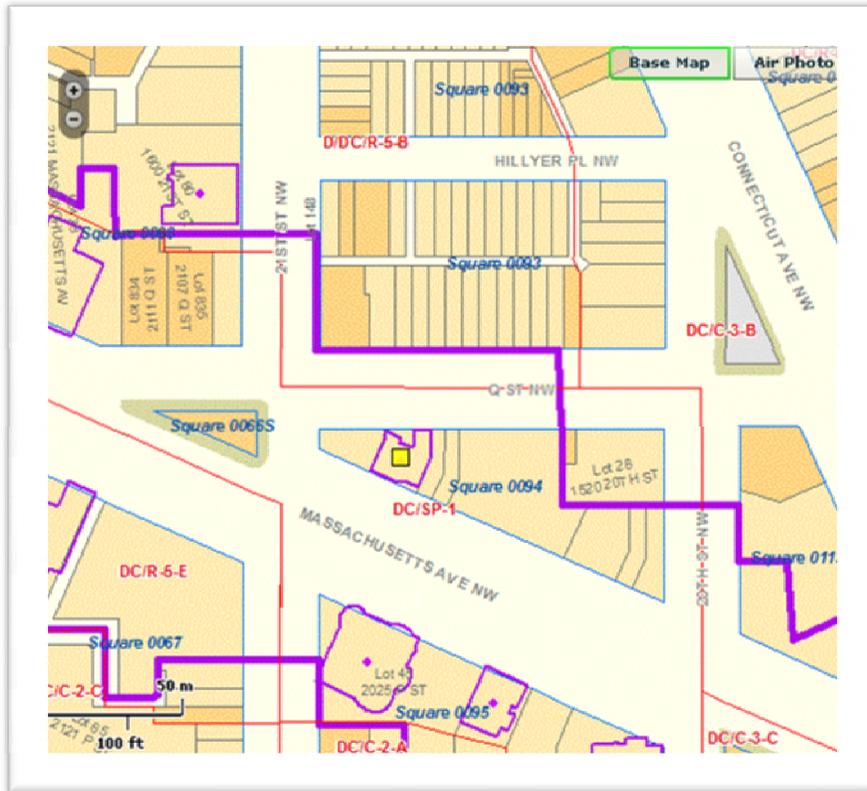
I. SUMMARY RECOMMENDATION

The Office of Planning (OP) recommends **APPROVAL** of **special exception relief pursuant to § 508 of Title 11 DCMR** to allow an office use on the premises of the Samuel Bryan House, located within the SP-1 district.

II. AREA AND SITE DESCRIPTION

Address	2025 Massachusetts Avenue NW
Legal Description	Square 94 Lot 20
Ward/ANC	2/ANC 2B
Existing Development	The historic resource, the Samuel Bryan House, was constructed in 1885 and was used as a residence until 1950. The house remained in residential use until the 1940s, and served as the headquarters for a church for the latter half of the 20 th century. It is currently vacant.
Zoning	DC/SP-1. SP Districts: <i>“The major purpose of the SP District shall be to act as a buffer between adjoining commercial and residential areas, and to ensure that new development is compatible in use, scale, and design with the transitional function of this zone district.”</i> (§ 500.2)
Adjacent Properties	West: Offices (Religious Action Center of Reform Judaism) East: Offices (William C. Paley Foundation, American Academy of Family Physicians) South: Across Mass. Ave - Embassy of Indonesia and hotel. North: Across Q Street- Chancery, office, gallery and residential uses.
Historic District	Dupont Circle Historic District; Massachusetts Avenue Historic District; Historic Resource: Samuel M Bryan House (1885).
Surrounding Neighborhood Character	A mixture of uses including residential, hotels, chanceries, and other office uses.





Zoning and Vicinity Map

III. APPLICATION-IN-BRIEF

The applicant proposes to establish office uses within the building for approximately 25 persons. The basement and first floor would house spaces for counseling, offices and a computer lab for student interns with the non-profit Urban Alliance Foundation; the upper floors would house small conference rooms and offices for the Zients Family Foundation. The building’s interior would be renovated and an existing one-story rear addition on the Q Street frontage would be demolished. A new two-story rear addition would be constructed within the foot-print of the existing one-story addition, in order to improve this elevation’s street-presence and to provide an accessible at-grade entrance.

IV. RELIEF REQUESTED:

Special Exception pursuant to § 508 – Office Uses

508.1 *Construction of a new office building or construction of an addition to a building for office use, or conversion of an existing building to office use, shall be permitted in an SP District if approved by the Board of Zoning Adjustment as a special exception under § 3104, subject to the provisions of this section.*

The applicant proposes the conversion of the historic structure into offices for a non-profit foundation that provides after-school mentoring services.

508.3 *The use, height, bulk, and design shall be in harmony with existing uses and structures on neighboring property.*

The proposed renovation and use of the building for office space would be in harmony with existing uses and structures on surrounding properties. The building’s interior would be renovated and a two-story rear addition would be constructed. The Historic Preservation Office’s staff report of January 11, 2011 (attached) states that:

“...The proposed exterior alterations are generally sensitive and compatible, distinguishable as contemporary alterations to the building, and limited to a secondary elevation. The changes will address long-standing design problems of the site, in which a grim parking pad and visible rear elevation will be made more open, inviting and beneficial to the urban streetscape.”

The Historic Preservation Review Board (HPRB) reviewed the plans and gave concept approval on January 27, 2011.

508.4 The use shall not create dangerous or other objectionable traffic conditions.

The structure is a designated landmark and § 2120.3 exempts the property from providing parking, as the proposed renovation does not increase the gross floor area over fifty percent. As previously stated, an existing parking pad would be removed at the rear for the benefit of an improved streetscape. Therefore, on-site parking is not proposed.

Staff would either arrive via public transportation or park at public garages in the vicinity. Students assigned to the program’s internship are expected to visit the office on a weekly basis and would arrive via public transportation. The property is located in a transit-oriented neighborhood, within a 4-block walking distance to the Dupont Circle Metro Station and in the vicinity of several bus stops which serve the Massachusetts Avenue and Connecticut Avenue corridors. Therefore, the proposed office use for 25 persons is not anticipated to create objectionable traffic conditions.

508.5 The Board may require special treatment in the way of design, screening of buildings, accessory uses, signs, and other facilities as it deems necessary to protect the value of neighboring property.

The Office of Planning does not recommend any special treatments.

V. COMMUNITY COMMENTS

The ANC2B met at its regularly held meeting on January 12, 2011 and voted unanimously to approve the requested relief in support of the property’s renovation and re-use.

VI. AGENCY COMMENTS

No comments were received from other District agencies.

VII. RECOMMENDATION

The Office of Planning recommends approval of the re-use of the historic property as office use, pursuant to §508 of the Zoning Regulations. The proposed conversion to office use would be in harmony with the surrounding uses and structures on neighboring properties and no adverse impact or objectionable traffic conditions are anticipated due to this use.

ATTACHMENT:

1. HISTORIC PRESERVATION REVIEW BOARD -STAFF REPORT AND RECOMMENDATION: January 11, 2011