

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 15960 of the G Street Venture and 601 13th Street N.W. Associates, L.P., as amended, pursuant to 11 DCMR 3107.2, for a variance to allow a driveway entrance to required parking [Paragraph 1701.4(b)] in a DD/C-4 District at premises 1310 G Street, N.W. (Square 253, Lot 63).

HEARING DATE: July 13, 1994
DECISION DATE: July 13, 1994 (Bench Decision)

DISPOSITION: The Board GRANTED the application by a vote of 4-0 (Laura M. Richards, George Evans, Jerrily R. Kress and Craig Ellis to grant; Angel F. Clarens not present, not voting).

FINAL DATE OF ORDER: July 29, 1994

MODIFICATION ORDER

The Board granted the application by its order dated July 29, 1994. By letter dated January 18, 1995, counsel for the applicants filed a motion for modification of the approved plans. In the initial application, the applicants proposed to construct a 12-story office/retail building as an addition to an existing office/retail building. The structure was to have an underground parking garage for 109 vehicles with access from G Street, N.W. The Board's approval in the initial application allowed for the driveway entrance to the required parking and loading area to be located on G Street instead of 13th Street.

The applicant stated that under the proposed modification, the first floor exit corridor from the north stair tower would be rerouted to the rear of the building from its present design configuration, adjacent to the garage entry, which allowed access to G Street. This change would provide an incremental increase in the available retail space along the G Street frontage of the building. In addition, the relocation of this corridor, combined with the relocation of a garage exhaust duct would yield nine additional linear feet of retail fenestration and an additional retail entry doorway along G Street.

The applicant stated that this modification does not affect the Board's variance approval for the location of the curb cut on G Street, nor does it adversely affect any of the material facts relied on by the Board in approving the application.

The applicant pointed out that the initial application was unopposed by government entities or other interested parties. The Board notes that notice of the subject modification request was

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UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

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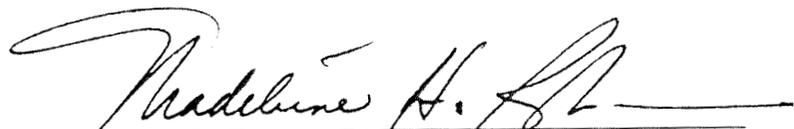
As Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that on MAR 31 1995 a copy of the order entered on that date in this matter was mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

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MADELIENE H. ROBINSON
Director

DATE: MAR 31 1995