

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

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BOARD OF ZONING ADJUSTMENT

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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., Ofc. of Zoning  
Paul Hart, Office of Zoning  
Alberto Bastida, Office of Planning

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

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

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

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

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

24 CHAIRPERSON REID: Okay. Mr. Bastida, did you  
25 want to add anything to your report from the Office of  
26 Planning? My understanding was that the only outstanding

1 issue with regard to the fine and it would be back to it. And  
2 you all were to work together to come up with a solution to  
3 that problem, which I understand did occur.

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

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

15 Also, Mr. Clarens was concerned about the north  
16 side of the building and was trying for the applicant to  
17 reconsider clouding the north facade beyond the first break  
18 point.

19 I worked with the applicant regarding that.  
20 And it appears not to be cost-effective, but the applicant  
21 agreed to continue the cornice for the top floor all along the  
22 north facade.

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

26 CHAIRPERSON REID: All right. Now, there is

1 also a condition?

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

8 And the determination of the Office of Planning  
9 was that it would be really difficult, even if you are on the  
10 west side of the street, to see much of that north facade  
11 beyond that break point. It's visible, but the impact is  
12 minimal.

13 So the Office of Planning has no objection to  
14 the applicant just providing the top cornice all along the  
15 north facade.

16 CHAIRPERSON REID: Okay. All right. Do I have  
17 a second now with the conditions as cited by the Office of  
18 Planning, number one, that the signage be front lit; and that  
19 there would be no spillover light into the facade of the  
20 building; and, three, that the top cornice to the building be  
21 extended all along the north side of the building?

22 MR. BASTIDA: That is the proposal of the  
23 Office of Planning, Madam Chairperson. You have recounted it  
24 clearly.

25 CHAIRPERSON REID: Okay. Did you have anything  
26 to add, Mr. Gilreath?

1 MEMBER GILREATH: No. I think the applicant  
2 has responded to our concerns.

3 CHAIRPERSON REID: And that they have met the  
4 burden of proof in regard to the relief they are requesting  
5 for a special exception under I think 512 of the regulations,  
6 zoning regulations? All in favor?

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

8 CHAIRPERSON REID: And we have a proxy from  
9 Mrs. King?

10 MR. HART: Yes.

11 CHAIRPERSON REID: And that proxy is? Her vote  
12 is?

13 MR. HART: Mrs. King's vote is with the  
14 majority.

15 CHAIRPERSON REID: In the affirmative?

16 MR. HART: The affirmative, yes.

17 CHAIRPERSON REID: Thank you. That's it. Is  
18 that right?

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

20 CHAIRPERSON REID: That concludes our hearing  
21 for this morning.

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

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