



GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 2C

ANC 2C01: Alexander M. Padro, *Chair*
ANC 2C02: Kevin L. Chapple, *Treasurer*
ANC 2C03: Doris L. Brooks
ANC 2C04: Rachelle P. Nigro, *Vice Chair, Secretary*

PO Box 26182, Ledroit Park Station
Washington, DC 20001

2011 NOV 28 PM 2:30

OFFICE OF ZONING

October 12, 2011

MERIDITH MOLDENHAUER
CHAIRPERSON
BOARD OF ZONING ADJUSTMENT
GOVERNMENT OF THE DISTRICT OF COLUMBIA
441 4TH ST NW STE 210S
WASHINGTON DC 20001

Dear Chairperson Moldenhauer:

Regarding BZA Application 18277, MRP Realty, 624 9th Street, NW (Square 376, Lot 68):

Advisory Neighborhood Commission 2C conducted a public meeting on Wednesday, October 5, 2011 at the Watha T. Daniel/Shaw Neighborhood Library, 1630 7th Street, NW, to consider above application.

At the Commission's meeting, duly noticed and with this case listed in the notice, with a quorum present (three out of four Commissioners required to be in attendance to achieve a quorum), ANC 2C voted (4 in favor, 0 opposed, and no abstentions), to support the application and to communicate said recommendation in writing to the Board of Zoning Adjustment.

In considering this case, and as a result of questioning of the applicant's representatives present at the meeting, the Commission considered and determined the following:

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

18277

EXHIBIT NO.

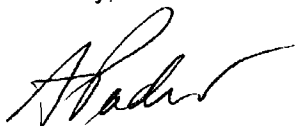
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Board of Zoning Adjustment
District of Columbia
CASE NO.18277
EXHIBIT NO.26

- 1) The owner of 624 9th Street, NW, which previously requested and received the Commission's support for zoning variances and special exceptions to allow renovation of the existing building, now proposes to replace the current building with a new one.
- 2) The new proposal incorporates the design elements that were negotiated with adjacent property owners. These accommodations required zoning relief in order to be achieved, which was granted by the Board of Zoning Adjustment in Case 18200. The same relief is required for these elements in the proposed new construction. The developer seeks additional relief from loading requirements for the new nine story building.
- 3) The developer is seeking relief from BZA in three areas: (1) special exception relief from roof structure requirements (§400.7, 411.5, and 777); (2) a variance to allow a nonconforming open court in a commercial building (§776.1); and (3) a variance from office building loading requirements (§2201.1 and 2203.2).
- 4) Two of the requested forms of relief are the result of the negotiations with Mather Building and Gallup Building property owners, who are to be accommodated by features of the new building that will remove adverse effects that would result if the building is constructed without the requested changes. The third is needed due to the narrowness of the lot and inclusion of required retail space, precluding construction of a second loading berth.
- 5) The Commission previously supported this project through actions taken at its meeting on May 4, 2011.
- 6) No objections to the granting of the proposed relief were raised at the Commission's meeting.

For the reasons listed above, Advisory Neighborhood Commission 2C recommends that the Board of Zoning Adjustment accord the Commission's recommendation Great Weight and approve this application.

Sincerely,



Alexander M. Padro
Chair
ANC 2C