



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

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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 18281, Association of American Medical Colleges, Square 451, Lots 2, 3, 4, 31, 801, 806, 807, 810, 811, 820, 821, 824, 825, 826, and 830:

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:

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District of Columbia

CASE NO. 18281
EXHIBIT NO. 31

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- 1) Construction of a new headquarters building for the Association of American Medical Colleges at Square 451 (616 – 640 New York Avenue, NW and 611 – 627 K Street, NW) would be a substantial benefit to the community, replacing long vacant parcels and underutilized buildings with a building that will house both retail and office uses that will draw foot traffic that is not currently present. Employees in the new offices will also support retail businesses on neighboring blocks.
- 2) The preservation agreement in place for this site will ensure the retention and restoration of significant portions of four historic structures on the block and their incorporation into the new building. This is a significant community benefit of the project.
- 3) The developer is seeking relief from BZA in three areas: (1) a special exception from parking requirements (§2108.1); (2) special exception relief from roof structure set back requirements (§411.11 and 771.1); and (3) a variance from setback requirements from Mt. Vernon Square for roof structures (§1701.7).
- 4) There are no adjacent property owners who would be adversely affected by the granting of the three forms of relief required to allow construction of this 11 story building with ground floor retail.
- 5) The Commission previously supported this project through actions taken on January 5, 2011 and April 6, 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