



ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
5 Thomas Circle, NW, Washington, D.C. 20005
Telephone: (202) 667-0052 Fax: (202) 667-0053 www.anc2f.org

Commissioners

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2F04 Matt Raymond, *Secretary*
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December 5, 2011

Ms. Meredith Moldenhauer
Chair, Board of Zoning Adjustment
Office of Zoning
One Judiciary Square
441 4th Street, NW, Suite 210S
Washington, DC 20001

Re: BZA Application No. 18287
1324 14th Street, NW (Square 211, Lot 32)

Dear Ms. Moldenhauer:

At a duly called public meeting on November 2, 2011, and with a quorum present, Advisory Neighborhood Commission 2F ("ANC 2F") voted unanimously (5-0) to advise your Board to approve the pending requests for the following: a variance from the maximum permitted lot occupancy for residential use requirements under Section 772.1; (2) a variance from the closed court minimum width requirements under Section 776; (3) a variance from the enlargement of a nonconforming structure requirements under Section 2001.3; and (4) a variance from the frontage limitation on eating and drinking establishments requirements under Section 1901.6 at 1324 14th Street, NW (Square 211, Lot 32).

The applicant appeared before this ANC's Community Development Committee (CDC) on October 26, 2011. The applicant demonstrated to the CDC that the project is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and that it will not tend to affect adversely the use of neighboring properties. Based on the CDC's unanimous recommendation and further discussion by the full Commission, ANC 2F advises your Board to approve the Variance request as submitted.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18287

EXHIBIT NO. 26

Serving Logan Circle, Thomas Circle, Old City, Blagden Alley, Franklin Square, and parts of Shaw and Downtown

District of Columbia
CASE NO. 18287
EXHIBIT NO. 26

2011 DEC - 7 AM 8:25
D.C. OFFICE OF ZONING

We request that the Board give great weight to our advice herein expressed, as provided by §1-309.10 of the District of Columbia Code.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Michael B. Benardo", followed by a horizontal line.

Michael B. Benardo
Vice Chairman, ANC 2F

cc: *(via Email only)*

Kevin R. Riegler (kevin@casriegler.com)
C. Adam Stifel (adam@casriegler.com)
Cary Kadlecek (CKadlecek@goulstonstorrs.com)