

February 13, 2012

RECEIVED
D.C. OFFICE OF ZONING

2012 FEB 13 PM 3:29

Ms. Meredith Moldenhauer, Chair
D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Washington, D.C. 20001

Re: Letter of Support for BZA Application No. 18308 requesting a modification to prior approval and a variance at 460 New York Avenue, NW

Dear Chairwoman Moldenhauer and Members of the Board:

I am submitting this letter as Commissioner for ANC 2C04 to support the above referenced BZA application. ANC 2C is the ANC immediately adjacent to the above referenced property. The property is located in ANC 6C.

Bozzuto is applying for a modification to its prior BZA approval under BZA Order No. 17723 and 17723A and a variance from the parking requirements under Section 2116.12 of the Zoning Regulations. Previously, the project was previously approved for variances from the parking, loading and lot occupancy requirements. Those areas of relief will still be required by this project.

Bozzuto proposes to redevelop the existing three story warehouse to include approximately 63 residential units and 34 parking spaces in a partially-above-grade mechanical parking system. As a result of the location of some of such spaces within 20 feet of the property's lot lines, the project requires further variance relief.

In my view, requested additional relief will create no objectionable conditions and will not detract from the streetscape as proposed. Further, in reality, the project is providing more than the number of parking spaces required by the Zoning Regulations. The property also has exceptional conditions – such as its odd shape, small size, and existing building that the community has an interest in preserving. Practical difficulties in providing all parking underground and therefore within 20 feet of the property line above grade result from such exceptional circumstances.

Therefore, I wish to support this application. My constituents and I are very excited for this development to happen. Thank you very much and if you have questions I can be reached at 202-236-3329 or nigroanc2c@gmail.com.

Sincerely,



Rachelle P. Nigro
Commissioner, ANC2C04

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18308

EXHIBIT NO. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 18308
EXHIBIT NO. 29