



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

2F01 Charles Reed
2F02 Nick Barron, *Secretary*
2F03 Samuel Goekjian, *Treasurer*
2F04 Matt Raymond, *Vice Chairman*
2F05 Matt Connolly
2F06 Michael Benardo, *Chairman*
Jennifer Dusek, *Executive Director*

Writer's direct contact:
Matt Raymond
mrmattraymond@gmail.com
(202) 744-1921

June 15, 2012

(Via email only to bzasubmissions@dc.gov)

Board of Zoning Adjustment
441 4th Street, NW
Room 210S
Washington, D.C. 20001

Re: BZA Case No. 18365
1250 9th Street, N.W.
Square 368, Lots 912 and 891

RECEIVED
D.C. OFFICE OF ZONING
2012 JUN 18 AM 8:33

Dear Members of the Board:

On March 7, 2012, at its regularly scheduled and duly noticed public meeting, at which a quorum was present and acting throughout, Advisory Neighborhood Commission 2F ("the ANC") voted unanimously (6-0) to support Board of Zoning Adjustment ("BZA") case number 18365 for the Property ("Property") located at 1250 9th St, N.W.

The application comprises variances from sections of four Zoning Regulations relating to maximum limitations on height, FAR and lot occupancy, as well as off-street parking.

The ANC supports the requested relief and finds that the Applicant has demonstrated that the Property meets the three-part, burden-of-proof test for area variance relief, to wit:

1. The Property is affected by an exceptional condition arising from a confluence of factors, specifically due to its size and irregular shape, and the existing contributing historic building in the center of the site.
2. Strict application of the zoning regulations would result in a practical difficulty, specifically that extensive preservation of the existing historic building and the fourth- and fifth-floor setbacks above it result in a building with slightly more height, FAR, and lot occupancy than is otherwise permitted. Strict application would result in the building losing its entire fifth

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

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18365
EXHIBIT NO. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 18365
EXHIBIT NO. 26

floor and result in a FAR well below the permitted maximum. The lack of bonus density for Inclusionary Zoning in the C-2-A zone poses additional challenges to the project's viability.

With regard to off-street parking, if the main building were to provide the required number of spaces, then the Applicant would face a considerable construction and cost burden, owing in part to a large, subterranean area that would be unexcavated to preserve the existing historic building, and the prohibitive expense of providing a second level of below-grade parking.

3. The relief can be granted without substantial detriment to the public good and without impairing the intent, purpose, and integrity of the zone plan, specifically in that the proposed mixed-use main building is compatible with the neighboring buildings, particularly 9th Street. The ground-floor retail with residential above fulfills many of the District's planning goals for commercial corridors such as 9th Street.

Because the main building is on such a large site, the additional height and FAR will not result in a building that appears overly imposing. Also, it will not block light and air to adjacent properties for the same reason. The fourth- and fifth-floor setbacks above the existing historic building will help reduce the appearance of height and bulk along 9th Street.

For those and several additional reasons, and after careful scrutiny and consideration, the ANC therefore urges the BZA, pursuant to District of Columbia Code §1-309.10, to accord great weight to its advice and grant the above-referenced variance relief, pursuant to Section 3103.2 of the Zoning Regulations (11 DCMR §3103.2), so that the proposed development may proceed forward.

Respectfully submitted,

A handwritten signature in black ink that reads "Matt Raymond". The signature is fluid and cursive, with the first name "Matt" and last name "Raymond" clearly distinguishable.

Matt Raymond
Vice Chairman, ANC 2F
Chairman, Community Development Cmte.

cc: *(Via Email Only)*
ANC 2F Commissioners
Jennifer Dusek, executive director, ANC 2F
Robin Bettarel, CAS Riegler