



Advisory Neighborhood Commission 1B

Government of the District of Columbia

2000 14TH Street N.W., Suite 100B

Washington, DC 20009

Myla Moss, 1B01, Chairperson – Juan Lopez, 1B07, Vice Chairperson

Lauren McKenzie, 1B09, Secretary – Alexandra Lewin-Zwerdling, 1B02, Treasurer

Sedrick Muhammad, 1B03 – Deborah Thomas, 1B04 – Mary Streett, 1B05 – Charles Meisch, 1B06

Tony Norman, 1B10 – E. Gail Anderson Holness 1B11

June 26, 2012

Board of Zoning Adjustments
c/o Office of Zoning
Government of the District of Columbia
One Judiciary Square
441 4th Street NW, Suite 210S
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2012 JUL 10 AM 9:30

Re: **BZA Application #18375**
Square 416 (Florida Avenue, between 7th and 8th Streets, NW)

Dear Members of the Board of Zoning Adjustment:

Please be advised that Advisory Neighborhood Commission 1B, at its regularly scheduled June 7th public meeting at which a quorum was present, unanimously voted 7-0-0 to support the above-referenced BZA application. The areas of relief include:

1. A variance from the parking requirements of section 2101 to permit the provision of 29 parking spaces rather than the required 41 parking spaces. This is necessary due to the location of the Metro tunnel, which significantly impacts the site. The property is well served by public transportation, including Metro and bus. The applicant is working with DDOT to further enhance transportation alternatives to the automobile.
2. A variance from the loading berth requirements of Section 2201 to permit the provision of a 30' loading berth to serve both the residential and commercial uses and not require the 55' loading berth and 100 SF loading platform for a building with more than 50 residential units.
3. A rear yard variance from Section 774.1. The provision of a rear yard at this location would create a gap in the street wall on either Florida Avenue or on 8th Street, which is not desirable from a land planning or compatibility standpoint within the historic district.
4. A variance from the lot occupancy provisions of Section 772.1 to permit 90% lot occupancy whereas the Regulations provide for an 80% lot occupancy maximum on residential floors 2 through 6. The proposed project is within the permitted height and FAR and the requested relief assists the applicant in sculpting the building to be more compatible with the historic district.
5. A special exception pursuant to Section 1903.3 from the provision of the Arts District, which requires at least 75% of the building to be located face-on-line to the street wall along Florida Avenue. In consideration of the guidelines published by DDOT and OP, the applicant is setting back the building a distance of between 6' to 10' from the property line so as to allow a 16' to 20' sidewalk to encourage pedestrian traffic along this area of Florida Avenue, N.W.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18375
EXHIBIT NO. 34

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6. Special exception relief from the requirements of Section 770.6 to permit multiple roof structures of unequal height and concerning setbacks so as to reduce the volume of structures on the roof of the proposed project.

The applicant has been working with the Historic Preservation Review Board and staff as to the ultimate design of the building. For purposes of Board of Zoning Adjustment review and approval, the ANC supports the granting of flexibility from the BZA so that the applicant can modify the exterior of the building as approved by the Historic Preservation Review Board, so long as such revisions do not create any new areas of zoning relief nor expand any of the areas of relief that have been requested.

ANC 1B supports the development of this project and agrees that the BZA relief requested presents no harm to the public good. This development is important to the community and the District as a whole. Therefore, ANC 1B strongly recommends the approval of the Applicant's request.

Sincerely,

Myla Moss
Chairperson

Lauren McKenzie
Secretary

copied by email: CM Graham, Tony Norman

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