



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

August 17, 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

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18397
EXHIBIT NO. 26

RECEIVED
D.C. OFFICE OF ZONING
2012 AUG 20 AM 9: 03

Re: BZA Application #18397
Square 393 (Florida Avenue, between 8th and 9th Streets, NW)

Dear Members of the Board of Zoning Adjustments:

Please be advised that Advisory Neighborhood Commission 1B, at its regularly scheduled August 2nd public meeting at which a quorum was present, unanimously voted 6-0-0 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 69 parking spaces rather than the required 82 parking spaces. This is necessary due to the location of the Metro rail tunnel, which significantly impacts the site. The property is well served by public transportation, including Metro rail 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, a 20' loading space, a 100 square foot loading platform, and a 200 square foot loading platform to serve both the residential and commercial uses and not require the following: a 55' loading berth, 30' loading berth, 20' loading space, and a 100 SF loading platform.
3. 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



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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.

4. 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 approximately 6' to 10' from the property line so as to allow an approximately 16' to 20' sidewalk to encourage pedestrian traffic along this area of Florida Avenue, N.W.
5. 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.

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
Chairwoman, ANC 1B

Lauren McKenzie
Secretary, ANC 1B