



ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
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August 30, 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. 18396
1601 14th Street, N.W.
Square 240, Lot 821
Parc Deux Restaurant, LP

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18396
EXHIBIT NO. 28

RECEIVED
D.C. OFFICE OF ZONING
2013 AUG 30 AM 4:46

Dear Members of the Board:

On July 11, 2012, at its regularly scheduled and duly noticed public meeting, at which a quorum was present and acting throughout, Advisory Neighborhood Commission 2F ("ANC 2F") voted unanimously to approve the following resolution:

RESOLVED, that ANC 2F send a letter of support to the Board of Zoning Adjustment for BZA case No. 18396, recommending that the Board grant the special exception under section 3104.1 of the zoning regulations for the rear yard requirements under section 774.2 for the single-story addition to the property at 1601 14th Street, NW.

The requested relief would allow a one-story addition to an existing commercial building in the ARTS/C-3-A District. The special exception would address a reduction in the required rear-yard depth. The proposed single-story addition on the rear of the alley of the property would comprise a walk-in cooler, plus trash and additional food storage. The proposed addition will be screened by a fence and will not have any windows.

ANC 2F supports the requested relief and finds that the Applicant meets the standards for a special exception because the rear coolers will be located at the back façade, which faces the

public alley and doesn't have windows. Given that, the coolers will make no impact on habitable rooms.

The coolers will be entirely enclosed and visibly shielded by a fence, which will protect the privacy of nearby residents. The limited height of the structure will preserve light and air for nearby residents.

The coolers will have three interior access points and one on the exterior from the alley. While the historic building does not require parking or loading facilities, it is nevertheless providing loading in a portion of the rear yard to facilitate off-street service functions.

ANC 2F therefore urges the Board, pursuant to District of Columbia Code §1-309.10, to accord great weight to its advice and grant the above-referenced special exception relief 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 a large, sweeping loop at the end of the last name.

Matt Raymond
Vice Chairman, ANC 2F

cc: *(Via Email Only)*
Jennifer Dusek, executive director, ANC 2F
Carolyn Brown