



ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
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November 26, 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. 18453
1728 14th Street, N.W.
Square 207, Lot 120

RECEIVED
D.C. OFFICE OF ZONING
2012 NOV 27 AM 8:43

Dear Members of the Board:

On November 7, 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 (4-0) to approve the following resolution:

RESOLVED, that ANC 2F send a letter of support to the Board of Zoning Adjustment for BZA case No. 18453, recommending that the Board grant a variance from off-street parking requirements under subsection 2101.1, and the loading berth, loading platform, and service delivery loading-space requirements under subsection 2201.1, to allow the construction of a mixed use retail/service/office building in the ARTS/C-3-A District at premises 1728 14th Street, N.W. (Square 207, Lot 120).

ANC 2F supports the requested relief and finds that the Applicant meets the applicable standards for variances, and that the project also advances the goals of the Arts Overlay District by providing mixed uses, with retail/commercial on a site that is currently occupied by a noncontributing structure.

In particular, we find that the project meets the burden of proof for parking variances due to a confluence of factors, including the project's adjacency to contributing structures, along with the inherent risk and impracticability of the excavation that would be required to provide onsite parking.

We also note that the applicant undertook a comprehensive transportation assessment that demonstrates how, by nature of the location and additional actions of the applicant, parking needs will be mitigated.

ANC 2F supports the variances requested under all three use scenarios set forth by the applicant, and 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 variance 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)*
Mike Benardo, chairman, ANC 2F
Jennifer Dusek, executive director, ANC 2F
Chris Collins, Holland & Knight