



**ADVISORY NEIGHBORHOOD COMMISSION 2F**  
Government of the District of Columbia  
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June 19, 2013

(Via email only to [bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov))  
Board of Zoning Adjustment  
441 4<sup>th</sup> Street, NW  
Room 2108  
Washington, DC 20001

Re: BZA Case No. 18453  
1728 14<sup>th</sup> Street N.W.  
Square 207, Lot 120

BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 18453

EXHIBIT NO. 47

Dear Members of the Board:

On June 5, 2013, 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 (8-0) to support Board of Zoning Adjustment (BZA) case number 18453 for minor adjustments to the plans for the Property (Property) located at 1728 14<sup>th</sup> St. NW. Additionally, given that the ANC's regularly scheduled meeting fell within seven days of the BZA hearing, the ANC respectfully requests that the BZA waive its customary seven-day filing rule.

The application is a request for minor modification to the previously approved plans for the property. The ANC and BZA previously approved parking variance relief for three alternate building plans, with corresponding numbers in the amount of the parking variance required in each instance. The ANC issued its initial letter of support on November 26, 2012, and the BZA approved the variance request on December 4, 2012.

The owner of the property wishes to modify the configuration of the cellar level of the proposed building. The modification will change the cellar configuration from an "L-shape" to a rectangular shape. This modified shape is dictated by the structural needs of the project, which require that the cellar excavation be set back an adequate distance from the building to the north. After the BZA process was completed, the structural engineer advised the Applicant that the location of the north wall of the cellar in the original plans was too close to the south wall of the adjacent building to the north to ensure the integrity of that building, which is a fragile historic structure.

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It was recently discovered that, due to a misunderstanding, the parking calculations for the three alternate building plans submitted to the BZA did not include the cellar floor area, which is total devoted to the utility/storage room, the electric room, the water room, the bike storage room, plus stairs and elevator. The cellar area will only be used for tenant storage and building utility operations. The cellar is not designed to be used for retail sales space or office space. As such, the cellar floor area will not generate any actual demand for parking.

In the three alternate building plans, the inclusion of the new cellar plan will result in an actual zoning requirement of only one more parking space for the BZA-approved Scheme I (due to the retail parking requirement changing from 15.4 spaces to 15.7 spaces), and no additional parking spaces for the BZA-approved Schemes 2 and 3. However, due to the calculation errors mentioned above, the revised cellar plans with the proper parking calculations will result in a requirement of five to six more parking spaces than what is shown in the original parking calculations for each of the three alternate building plans dated December 4, 2012, that were previously submitted to the BZA.

The ANC believes that adding a parking requirement for the building utility and tenant storage areas in the cellar, and slightly modifying the footprint of the cellar to respond to structural issues, are minor modifications that do not change the material facts upon which the ANC and BZA based its original approval of the application.

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 §3103.2 of the Zoning Regulations (11 DCMR §3103.2).

Respectfully submitted,

A handwritten signature in black ink that reads "Matt Raymond". The signature is fluid and cursive, with a large, sweeping "M" and a long, horizontal stroke at the end.

Matt Raymond  
Chairman, ANC 2F

cc: *(via email only)*  
ANC 2F Commissioners  
Jennifer Dusek, Executive Director, ANC 2F  
Christopher Collins, Holland & Knight