



GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 2C

ANC 2C01: Alexander M. Padro, *Chair*
ANC 2C02: Kevin L. Chapple, *Vice Chair, Treasurer*
ANC 2C03: Doris L. Brooks
ANC 2C04: Rachelle P. Nigro, *Secretary*

PO Box 26182, Ledroit Park Station
Washington, DC 20001

FEB 5

December 12, 2012

LLOYD JORDAN
CHAIRPERSON
BOARD OF ZONING ADJUSTMENT
GOVERNMENT OF THE DISTRICT OF COLUMBIA
441 4TH ST NW STE 210S
WASHINGTON DC 20001

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18502
EXHIBIT NO. 27

Dear Chairperson Jordan:

Regarding BZA Application No. 18502, Application of Jemal's Gram, LLC, (Square 450, Lots 4, 6, 21, 33, 34, 40, and 803-818):

Advisory Neighborhood Commission 2C conducted a public meeting on Wednesday, December 5, 2012 at the Watha T. Daniel/Shaw Library, 1630 7th Street, NW, to consider the above application.

At the Commission's meeting, duly noticed and with this case listed in the notice, with a quorum present (three out of four Commissioners required to be in attendance to achieve a quorum), ANC 2C voted (4 in favor, 0 opposed, and no abstentions), to support the submittal to the Board of Zoning Adjustment of the Commission's previous correspondence on this project in support of the zoning relief and historic preservation approval requested by the applicant.

In considering this case, and as a result of questioning of the applicant's representatives present at the meeting, the Commission determined the following:

Board of Zoning Adjustment
District of Columbia
CASE NO.18502
EXHIBIT NO.27

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- 1) The nature of relief sought by the applicant has not changed, despite adjustments to the development plans since the project was initially presented and subsequently represented to the Commission.
- 2) The positions taken by the Commission in support of the relief sought and detailed in the attached correspondence remain in force and continue to represent the Commission's opinion, and are therefore subject to the Great Weight provisions of the ANC statute.
- 3) No objections to the re-issuance of the Commission's correspondence in this case or the granting of the proposed zoning relief were raised at the Commission's meeting.

For the reasons listed above, Advisory Neighborhood Commission 2C recommends that the District of Columbia Board of Zoning Adjustment accord ANC 2C's recommendation the Great Weight provided for in the ANC statute and approve this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Padro', with a stylized flourish at the end.

Alexander M. Padro
Chair
ANC 2C



GOVERNMENT OF THE DISTRICT OF COLUMBIA

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PO Box 26182, Ledroit Park Station
Washington, DC 20001

April 11, 2012

LLOYD JORDAN
CHAIRPERSON
BOARD OF ZONING ADJUSTMENT
GOVERNMENT OF THE DISTRICT OF COLUMBIA
441 4TH ST NW STE 210S
WASHINGTON DC 20001

Dear Chairperson Jordan:

Regarding Square 450, Douglas Development, (Square 450, Lots 4, 6, 33, 34, 40, 803, 804, and 806-818):

Advisory Neighborhood Commission 2C conducted a public meeting on Wednesday, April 4, 2012 at the Watha T. Daniel/Shaw Library, 1630 7th Street, NW, to consider the above application.

At the Commission's meeting, duly noticed and with this case listed in the notice, with a quorum present (three out of four Commissioners required to be in attendance to achieve a quorum), ANC 2C voted (4 in favor, 0 opposed, and no abstentions), to support the zoning relief, large tract review, and historic preservation approvals requested for this mixed use development and that said support be communicated in writing to the Board of Zoning Adjustment, the Office of Planning, and the Historic Preservation Review Board.

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In considering this case, and as a result of questioning of the applicant's representatives present at the meeting, the Commission determined the following:

- 1) The Commission has previously reviewed and supported zoning and historic preservation approvals for this project on two occasions.
- 2) The proposed redevelopment of Douglas Development's properties on Square 450 totals approximately 412,000 square feet, including 32,000 square feet of retail space and 380,000 square feet of office space. This project is complicated by both the presence of contributing buildings in the Mount Vernon Square Historic District and the proposed relocation of additional historic structures from other squares to the block. The integration and relocation of these historic structures along with new construction presents an attractive melding of historic and contemporary building fabric.
- 3) The preservation of these buildings and the restoration of their facades represent a significant community amenity for this project.
- 4) The block's geometry and split zoning pose additional challenges to the successful redevelopment of the square, prompting the applicant's request for zoning relief, specifically: A special exception for a 35 foot extension of the DD/C-2-C zoning line into the DD/C-3-A portion of the site; Potential court variances due to the complexity of the geometry of the site and the shapes of the lots and their configurations; Roof structure setback relief due to the design and complexity of the roof levels of the project; A variance to permit a height of up to 90 feet in the C-3-A zone located along 7th Street, NW, which is necessary due to the complex shape of the site and the building and the incorporation of additional historic structures into the site; And a parking special exception to reduce required parking by no more than 10% due to the unusual shape of the site and its impact on the garage levels of the project.
- 5) The granting of the relief requested will not cause a substantial detriment to the public good, nor will said action substantially impair the intent, purpose, or integrity of the zone plan.
- 6) A large tract review application has been filed because the project contains over 50,000 square feet of commercial space. The economic development benefits of the project, including the attraction of new retail, foot traffic, employment opportunities, and tax generation are among the reasons the Commission supports the Office of Planning granting their approval through the large tract review process.
- 7) No objections to the Commission's support for the granting of the proposed historic preservation and large tract review approval and zoning relief were raised at the Commission's meeting.

For the reasons listed above, Advisory Neighborhood Commission 2C recommends that the District of Columbia Board of Zoning Adjustment accord ANC 2C's recommendation the Great Weight provided for in the ANC statute and approve this application.

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Sincerely,

A handwritten signature in black ink, appearing to read 'A. Padro', written in a cursive style.

Alexander M. Padro
Chair
ANC 2C