



18638

ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
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June 6, 2013

Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: Premises 1460 Church Street, NW, Square 209
BZA Variance and Special Exception Relief

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18638
EXHIBIT NO. 21

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Dear Members of the Board:

Please be advised that ANC 2F, at its regularly scheduled June 5, 2013 public meeting, at which a quorum was present, voted (7-0-1) to support the variance and special exception relief requested in order to construct a 37 unit apartment building at premises 1460 Church Street, NW.

Areas of relief include a variance from the rear yard provisions to allow a rear yard that is 4.5' less than otherwise required by the Regulations pursuant to Section 774, a variance from the lot occupancy provisions of Section 2604.2 to permit lot occupancy of 85% rather than the maximum permitted of 80%, a parking variance to permit from the provisions of Section 2101 of the Regulations and special exception relief for roof structure number and roof structures of varying heights and a variance to permit a roof structure 10' above the 83'6" maximum pursuant to Sections 411 and 1902.

The applicant, in its presentation to the CDC and the ANC, established that the subject site is unique and affected by exceptional situations or conditions. The site is extremely narrow, being only 37' wide, and is a small site comprised of a lot area of only 3,420 square feet. Furthermore, the property is impacted by three contributing buildings fronting Church Street located in the Greater 14th Street Historic District, which are in a state of disrepair and needing renovation and rehabilitation.

Compliance with the Regulations imposes a practical difficulty upon the applicant in that the setbacks needed in order to properly provide breathing room and open space for the historic townhouse structures forces the mass of the building to the south (rear) of the site and impacts the ability to provide a conforming rear yard and also impacts lot occupancy.

The parking variances are necessary as, due to the narrow shape of the lot, it is physically impossible to provide below-grade parking and provide the turning radius to ingress or egress the parking garage. In this regard, the applicant has stated to the CDC and ANC that it will write in as part of the leases for the subject property that requesting or obtaining a residential parking permit (RPP Permit) is a breach of the

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lease and cause for termination. The applicant has also stated that it will periodically request DMV to provide information as to whether any residents at premises 1460 Church Street, NW have requested or obtained a RPP permit.

With respect to the roof structure, special exception and variance relief is necessary to provide multiple roof structures of unequal height and is designed to minimize the amount of roof structure on the building. With respect to the 10' variance for roof structure height, that encompasses the area of the elevator override so that there is roof top access for the occupants of the building and also provides elevator access for handicapped persons.

On the basis of the foregoing, the Commission finds that there is no substantial detriment to the public good or adverse impact to the Zone Plan and that the development will substantially improve the use of the land. 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).

Very truly yours,

/s/

Matt Connolly
Vice Chairman, ANC 2F

cc: *(via email only)*
ANC 2F Commissioners
Jennifer Dusek, Executive Director, ANC 2F
Norman Glasgow, Holland & Knight
Brook Rose, Developer