



ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
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Adam Beebe, <i>Executive Director</i>	

October 3, 2013

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

Re BZA Case No 18660
1628-1632 11th Street, N W
Square 309, Lot 51

Dear Members of the Board

At its regularly scheduled October 2, 2013, public meeting, at which a quorum was present and acting throughout, Advisory Neighborhood Commission 2F voted unanimously (8-0-0) to support Board of Zoning Adjustment (BZA) application number 18660 of 1628 11th Street, NW LLC, pursuant to 11 DCMR §§ 3103.2 and 3104.1, for a variance from the compact parking space requirements of section 2115, a variance from the parking space accessibility and drive aisle width requirements of section 2117, a variance from the side yard requirements of subsection 775 5, an area variance from the nonconforming structure requirements of subsection 2001 3, and a special exception from the roof structure requirements under section 411 and subsection 777 1 to allow an addition to and renovation of an existing building for residential use in the C-2-A District at the above-referenced property

ANC 2F supports the requested relief and finds that the Applicant has demonstrated that the property is affected by an exceptional situation or condition due to the existence of a 30-foot building on the property, the change in grade impacting the site, and limited access to the Site, due to public alleys that bound the Site on the north and west, private property to the south, and 107 5 feet of frontage on 11th Street, N W

ANC 2F also finds that, after presenting its application in detail at the ANC 2F Community Development Committee meeting on September 25, 2013, the Applicant has fully demonstrated that it would be practically difficult for the Applicant to comply with the compact parking space requirements, the parking space accessibility and drive aisle width requirements, the side yard requirements, and the nonconforming structure requirements.

Based on the presentation and responses to questions raised by this Commission and residents regarding the design of the building and the areas of relief, ANC 2F believes that approval of the project as

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proposed will not have any adverse impacts, will have a positive impact on the continued redevelopment of the 11th Street corridor, and is consistent with the City's goals for the area

ANC 2F also finds that the Applicant presented a thorough analysis of how it meets the special exception standards for roof structure relief. We find that the Applicant's proposal to have two roof structures with walls of unequal height, one of which does not meet the setback requirements, will reduce the overall mass of the structures and minimize their visibility from the surrounding areas. We also note that the enclosure that does not meet the setback requirements fails to do so only with respect to the eastern roof edge, and in this location the structure does not adversely impact the light and air of adjacent buildings

Finally, ANC 2F also supports the Applicant's request for flexibility to adjust the number of units in the building, so long as the project provides the amount of off-street parking spaces required for the number of units, which parking spaces can comprise of both standard and compact spaces

ANC 2F therefore urges the Board to grant the above-referenced variance and special exception relief so that the proposed development may proceed forward

Sincerely,

A handwritten signature in black ink that reads "Matt Raymond". The signature is fluid and cursive, with the first name "Matt" and last name "Raymond" clearly legible.

Matt Raymond
Chairman, ANC 2F

cc: (via email only)
ANC 2F Commissioners
Adam Beebe, Executive Director, ANC 2F
Kyrus Freeman and Jessica Bloomfield, Holland & Knight