



GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 1B

18716

RECEIVED
D.C. OFFICE OF ZONING
2014 FEB 25 PM 2:40

2000 14th Street, NW
Suite 100B
Washington, DC 20009

February 13, 2014

Mr. Lloyd Jordan, Chair
Board of Zoning Adjustment
Office of Zoning
441 4th Street NW, Suite 210S
Washington, DC 20001

Commissioners

Marc D. Morgan, Vice Chair
1b01@anc.dc.gov

Jeremy Leffler
1b02@anc.dc.gov

Sedrick Muhammad
1b03@anc.dc.gov

Deborah Thomas
1b04@anc.dc.gov

Ricardo A. Reinoso, Secretary
1b05@anc.dc.gov

Dyana Forester, Treasurer
1b06@anc.dc.gov

Juan Lopez
1b07@anc.dc.gov

Emily Washington
1b08@anc.dc.gov

James A. Turner, Chair
1b09@anc.dc.gov

Tony Norman
1b10@anc.dc.gov

E. Gail Anderson Holness
1b11@anc.dc.gov

Zahra Jilani
1b12@anc.dc.gov

Dear Chairman Jordan and Members of the Board:

The ANC 1B Design Review Committee recommended support for Logic's BZA application and the relief requested for 0 ft. rear yard setback and to increase the allowable lot occupancy from 80% to 90%. The uniqueness of the property, the presence of the historic church on the site, and the ability to design and construct an efficient building on the site is impractical without receiving zoning relief.

ANC 1B supports the application for the Logic for the following areas of relief:

1. A variance from the rear-yard setback requirement of section 774.1, which requires that structures must include a rear yard of not less than 15 feet. The Applicant proposes a residential project that maintains the existing zero rear-yard nonconformity and then provides a rear yard along the alley that encroaches only 3 feet into the required rear yard at its narrowest.
2. A variance from the lot occupancy requirements of section 772.1, which requires that the residential portion of the property may not occupy more than 80% of the lot. The applicant proposes a 90% lot usage residential project: given the disproportionate lot area and the mass of the church in relation to the available new construction area; the practical difficulty in utilizing the resulting L-shaped lot to create an efficient building; and, the Historic Preservation that reduces the mass of the building on 5 and 6 floors.

Advisory Neighborhood Commission 1B, at its regularly scheduled February 6 public meeting, with a quorum present, voted 9-0-1 to support BZA application #18723 with noted variances for the Logic.

Regards,

James A. Turner
Chair

Ricardo A. Reinoso
Secretary



(202) 481-3462



1b@anc.dc.gov



@ANC1B



facebook.com/ANC1B

Board of Zoning Adjustment
District of Columbia
CASE NO.18716
EXHIBIT NO.25



GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 1B

2000 14th Street, NW
Suite 100B
Washington, DC 20009

Commissioners

Marc D. Morgan, Vice Chair
1b01@anc.dc.gov

Jeremy Leffler
1b02@anc dc gov

Sedrick Muhammad
1b03@anc dc gov

Deborah Thomas
1b04@anc dc.gov

Ricardo A. Reinoso, Secretary
1b05@anc dc gov

Dyana Forester, Treasurer
1b06@anc.dc gov

Juan Lopez
1b07@anc dc.gov

Emily Washington
1b08@anc dc gov

James A. Turner, Chair
1b09@anc dc.gov

Tony Norman
1b10@anc.dc.gov

E. Gail Anderson Holness
1b11@anc.dc.gov

Zahra Jilani
1b12@anc.dc.gov

February 20, 2014

Mr. Lloyd Jordan, Chair
Board of Zoning Adjustment
Office of Zoning
441 4th Street NW, Suite 210S
Washington, DC 20001

Dear Chairman Jordan and Members of the Board:

ANC 1B considered the Design Committee recommendation of Zoning Appeal of Mediterranean Spot and the following report:

- This is a zoning appeal by a local resident challenging that a restaurant is not permissible use for the location;
- The Zoning Administrator previously ruled the restaurant is permissible use; and,
- The zoning is R5B.

During its regular meeting on February 6, 2014, at a duly noticed meeting, with a quorum of nine commissioners present, ANC 1B voted unanimously against the appeal by a local resident to the Mediterranean Spot operating as a restaurant at 2000 15th St., NW.

Regards,

James A. Turner



(202) 481-3462



1b@anc.dc.gov



@ANC1B



facebook.com/ANC1B