

18723



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
ADVISORY NEIGHBORHOOD COMMISSION 1B

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2000 14<sup>th</sup> Street, NW  
Suite 100B  
Washington, DC 20009

February 13, 2014

Mr. Lloyd Jordan, Chair  
Board of Zoning Adjustment  
Office of Zoning  
441 4<sup>th</sup> 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

BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 18723  
EXHIBIT NO. 31



(202) 481-3462



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Board of Zoning Adjustment  
District of Columbia  
CASE NO. 18723  
EXHIBIT NO. 31