



ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
5 Thomas Circle, NW, Washington, D.C. 20005
Telephone: (202) 667-0052 Fax: (202) 667-0053 www.anc2f.org

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September 15, 2014

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

Re: 1738 14th St, NW
BZA Rear Yard Special Exception Relief

Dear Members of the Board:

Please be advised that ANC 2F, at its regularly scheduled September 10, 2014 public meeting, at which a quorum was present and voting throughout, voted unanimously (8-0-0) to support the rear yard special exception relief requested in order to construct a mixed-use building at 1738 14th St., NW.

The proposed project will take a currently vacant historic building and restore it to active use. In doing so, the applicant plans to remove two non-supporting structures at the rear of the current building, construct a new building at the back of the lot, and separate the two buildings with a courtyard. The new building will exceed the allowed rear yard setback by approximately 3 feet, an overage for which the applicant requests special exception relief.

The ANC used the factors detailed in §§774.3 – 774.6 of the Zoning Act, which outlines the requirements that must be met in order to grant a rear yard special exception, in considering this request. Based on conversations and presentations with the applicant, the ANC and its Community Development Committee are satisfied that the applicant's proposal meets the requirements for a rear yard special exception relief as noted in the Zoning Act.

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 proposed 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).

Sincerely,

Walt Cain
Vice Chairman

BZA

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cc: (via email only)
ANC 2F Commissioners
Adam Beebe, Executive Director, ANC 2F
Joel deLeon, Architects Group Practice, Ltd.
Andy Schiefer, Architects Group Practice, Ltd.