

Exhibit "B"

ANC Letter for BZA Application

ZONING COMMISSION  
District of Columbia

CASE NO. 08-08

EXHIBIT NO. 6  
ZONING COMMISSION  
District of Columbia  
CASE NO.08-08  
EXHIBIT NO.6

# ADVISORY NEIGHBORHOOD COMMISSION 4C

D.C. OFFICE OF ZONING

RECEIVED

2007 JUN 26 PM 6:00

June 26, 2007

Ms. Jerry R. Kress, Director  
Office of Zoning  
441 Fourth Street, N.W., Room 200S  
Washington, D.C. 20001

Re: BZA Application No. 17636 of National Capital Revitalization Corporation 3910 Georgia Avenue, N.W. (Square 2906, Lots 848 and 849)

Dear Ms. Kress:

Advisory Neighborhood Commission (ANC) 4C respectfully requests that the Board of Zoning Adjustment (BZA) approve the above-referenced application by the National Capital Revitalization Corporation (NCRC) for special exception and area variance relief. NCRC's developer, the Jair Lynch Companies, and their architect, EDG Architects, appeared several times before ANC 4C and on June 12, 2007 presented their revised plans to build a new six story mixed use building with workforce and affordable residential apartment units, ground floor neighborhood-serving retail and below grade parking. They discussed their need for several area variances (parking, loading and, if necessary, roof structures) and a special exception to comply with the new Georgia Avenue Overlay district.

We were told that the area variance requests for FAR and lot occupancy are not being requested in the revised BZA Application (which will be filed with the BZA soon). The reason is that FAR and lot occupancy for the originally proposed 130 unit building will be allowed as a matter-of-right once the Inclusionary Zoning (IZ) regulations are implemented in the near future. We understand that the revised BZA Application is an "interim plan" due to the delayed implementation of IZ. Thus, we support the "interim plan" for a 115 unit building and we support the "final plan" for the 130 unit building which will be allowed as a matter-of-right when the IZ regulations become effective.

Following discussion, ANC 4C voted to support the revised BZA Application of the NCRC and the relief requests based on the revised "interim plans," as well as the proposal based on the "final plans," at the ANC's regular meeting on June 12, 2007. The meeting was properly noticed and a quorum was present – six (6) commissioners are necessary for a quorum and seven (7) commissioners were present at this meeting. The motion was approved by a vote of 4 – 2 with 1 abstention.

Please give the ANC 4C's position "great weight" in your decision on this matter. Ronald Bland, ANC 4C03, ANC 4C's vice chair, is authorized to testify at the BZA hearing on this matter.

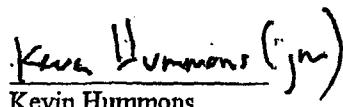
Sincerely,

  
Joseph Martin

Chairman, ANC 4C

201. 309. 1817

cc: Harriet Tregoning, Office of Planning

  
Kevin Hummons (jnr)

Kevin Hummons  
Secretary

BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 17636

EXHIBIT NO. 25