

Government of the District of Columbia
Foggy Bottom and West End
Advisory Neighborhood Commission 2A



c/o West End Library

1101 24th St., N.W.

Washington DC 20037

July 23, 2011

Anthony Hood, Chair
DC Zoning Commission
441 4th St., N.W. Suite 200
Washington, DC 20001

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**Re: PUD Extension Request for Case No. 08-27 & 08-27A, American
Institute of Architects, 1735 New York Avenue, NW**

Dear Chairman Hood and Members of the Commission:

At its duly noticed, regular monthly meeting on July 20, 2011, with 5 of 6 commissioners present constituting a quorum, ANC 2A discussed the proposed Planned Unit Development (PUD) extension requested by the American Institute of Architects. The ANC voted unanimously (5 to 0) against extending the PUD as the applicant has not met the requirements set forth in DCMR 2408.10.

In this case, the material facts upon which the Zoning Commission based its original decision have substantially changed. Namely the SP-2 text amendment to allow street-level retail has become regulation (see Zoning Case 09-11). The original crux of the applicant's argument to utilize the PUD process for minor relief and significantly change the zoning from SP-2 to C-3-C centered on the *then* limitations of retail use within an SP-2 zone.

As the ANC stated in its original objection, the minor relief sought by the applicant can easily be facilitated via the Board of Zoning Adjustment process. Additionally, the ANC was previously concerned, and remains concerned about the change in zoning without true merit. The SP-2 zone plays an important role in this case as a buffer to the historic properties south of the AIA building (see Zoning Case 97-7). The ANC feels that the PUD process should be reserved for its original intent -- that of significant development projects that could not be accomplished via the normal zoning process.

ZONING COMMISSION
District of Columbia

CASE NO.

08-27

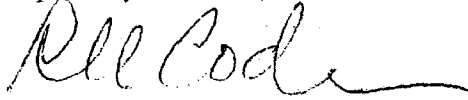
EXHIBIT NO.

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Given that the applicant does not meet the test for extension, the ANC requests that the Zoning Commission deny this request. The ANC designates any commissioner to represent it before the Zoning Commission on this matter.

ON BEHALF OF THE COMMISSION

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Rebecca Coder", with a long horizontal flourish extending to the right.

Rebecca Coder
Chair

Cc: Paul Tummonds, Goulston & Storrs, Counsel to the Applicant
Joel Lawson, Office of Planning
Eric Malinen, ANC 2A-05
Barbara Kahlow, West End Citizens Association