ANC 2F ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
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#16536

Commissioners:
2F01 David Stephens, *Vice Chair*
2F02 Jim Brandon, *Treasurer*
2F03 vacant
2F04 Helen M. Kramer, *Secretary*
2F05 Leslie Miles, *Chair*
2F06 Rodney Foxworth

November 15, 1999

99 NOV 22 P4:05

Re: National City Christian Church, Square 247

Sheila Cross Reid, Chairman
Board of Zoning Adjustment
441 4th Street, NW
Suite 210
Washington, DC 20001

Dear Ms. Reid:

At its regular duly noticed public meeting on October 6, 1999, a quorum being present, ANC 2F voted 4 - 0 to support a height variance to allow a height of 110 feet for the proposed apartment building to be developed by National City Christian Church on the current parking lot at 14th and N Streets, NW, and a variance from the recreation open space requirement for an apartment building in a SP zone.

The Commissioners took into consideration the favorable recommendation of its Community Development Committee and the concerns of several residents of the Town Terrace condominium regarding the location of the garage entrance and the impact of traffic. The Commission concluded that the requested variances are appropriate because of the uniqueness and practical difficulties of the site, in that a historic landmark, National City Christian Church, takes up most of the site and an apartment building on the remaining lot would be economically marginal if limited to a 90-foot height, taking into account setbacks, light and air requirements of the zoning regulations. The Commission further concluded that the limitation of the proposed building to an FAR of 2.2 ensures that the density contemplated by the Comprehensive Plan will not be exceeded, but on the contrary, is far less than what is allowed in a SP zone.

Factors that weighed heavily in the Commission's decision were its preference for residential, rather than the previously approved office, development and the absence of significant adverse impacts on light, air or shadows on neighboring buildings. ANC 2F is convinced that residential development of the site would have a favorable impact on the community it serves, and would yield greater revenues to the District of Columbia Government than an office building. We therefore urge the BZA to grant the requested variances in the public interest.

Sincerely,

Helen M. Kramer
Secretary (on behalf of ANC 2F)

BZA
CASE No. 16536
EXHIBIT No. 19

Board of Zoning Adjustment
District of Columbia
CASE NO.16536
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