DUPONT CIRCLE
ADVISORY NEIGHBORHOOD COMMISSION (ANC 2B) Government of the District of Columbia
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'00 FEB 22 P4:10

February 14, 2000

Ms. Sheila Cross Reid
Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 210
Washington, D.C. 20001

RE: BZA Application No. 16552
1301 21st Street, NW, The Lauren Condominium

Dear Madam Chair and Members of the Board:

At the duly noticed public meeting on February 9, 2000, ANC 2B, with quorum present (6 of 7 commissioners) considered BZA Application 16552. This is an application by Lynne M. Hornyak and Michael Petite for a special exception under Section 508 to use premises for office uses in The Lauren Condominium, 1301 20th Street, NW. The applicants and counsel for the applicants were present and briefed the Commission. After discussion, the Commission unanimously approved the following resolution:

> ANC 2B supports approval by the BZA of the special exception request, BZA Application #16552, and generally supports non-residential use on the first and second floors of the premises at 1301 20th Street, NW, The Lauren Condominium, and does not support non-residential use on floors three through ten.
>
> ANC 2B bases this position on the following: 1) ANC 2B and the BZA have an obligation to maintain the residential character and mix of uses in this SP-zoned building and in the area in general, 2) the restriction of non-residential use to the first two floors is consistent with the original public offering statement for this condominium building which restricted non-residential use to 20 percent, 3) further non-residential uses will have a significant impact on parking, traffic, and noise in the neighborhood, and 4) increases in non-residential uses will not be in harmony with the purpose and intent of the SP zone and will tend to adversely affect the neighboring residential community. This position is consistent with views of the community and positions of ANC 2B on office use in this building dating to 1993.

Please contact Commissioner Vince Micone, in whose Single Member District this premises resides, on (202) 305-1756 for additional information or assistance.

We appreciate the BZA taking our views into consideration on this matter.

ON BEHALF OF THE COMMISSION:

Very truly yours,

Kyle Pitsor

Kyle Pitsor
Chair ANC 2B

Cc: Cynthia Gioridano, Esq.

BZA
Case No. 16552
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO.16552
EXHIBIT NO.26

SINGLE MEMBER DISTRICT COMMISSIONERS AND OFFICERS

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