ANC 2F ADVISORY NEIGHBORHOOD COMMISSION 2F
GOVERNMENT OF THE DISTRICT OF COLUMBIA
P.O. Box 9348, Mid-City Station, Washington, DC 20005
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OFFICE OF ZONING
DISTRICT OF COLUMBIA

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

April 2, 2000

Jerrily R. Kress, Director
Office of Zoning
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: BZA Case No. 16562, Application of Michael Malik, 1314 Rhode Island Avenue, NW (Square 242, Lot 94)

Dear Ms. Kress:

The above case was submitted to ANC 2F's Community Development Committee on March 28, 2000, and the resultant vote and recommendation is in accordance with our letter dated March 29, 2000, and sent under another cover. This letter concerns the zoning change for Square 242 from R5D to R5B, which the Zoning Commission adopted after the above case was filed. Although it was not advertised, since floor area ratio (FAR) for this development proposal was not an issue as an R5D property, it is now an issue because of the zoning change. During his presentation of the application to the Community Development Committee, Mr. James Smith, consultant for the project, informed us that the current FAR limitation of 1.8 was an additional variance issue, and that the non-conforming excess FAR is 1,928.7 square feet, for a total project development of 6,921.7 square feet. Therefore, the committee took the excess FAR into account when it unanimously approved the motion to support this project. We therefore urge the Board of Zoning Adjustment to approve this additional zoning variance along with the other advertised variances needed for this project.

We request that you waive the regulation requiring ANC views to be submitted seven days prior to a hearing in order to include this letter in the record. Thank you for your consideration.

Sincerely,

Helen M. Kramer, ANC 2F04
Chairman, Community Development Committee

BZA
Case No. 16562
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO.16562
EXHIBIT NO.32