DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 2C

Shaw Terrell Community Center
First & Pierce Street NW
Washington, DC 20001

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OFFICE OF ZONING
DISTRICT OF COLUMBIA

December 14, 1999

SHEILA CROSS-REID
CHAIR
BOARD OF ZONING ADJUSTMENT
441 4TH ST NW STE 210
WASHINGTON DC 20001

Dear Madam Chair:

Re: 910-916 F Street NW, ANC 2C, at its regularly scheduled December 1st public meeting, at which time a quorum was present, voted 4-0 to support the above-referenced project, which will be proceeding before the Board of Zoning Adjustment for a FAR variance.

As the plans reviewed by the ANC reflect, the proposed hotel, located in a DD/C-4 Zone District with a historic overlay, has a FAR of 7.7, which is above the 6.0 historic FAR limitation.

The ANC is mindful of the support of the Historic Preservation Review Board for the height and massing of the building and has received and reviewed a copy of the staff report on the project.

The C-4 Zone District normally permits a FAR of 8.5 and the historic overlay was instituted so that there was not undue pressure on historic buildings due to that permitted FAR. In this case, it is clear that a building above the 6.0 FAR limitation can be located on the site without any adverse impact to the historic buildings and, in fact, the HPRB staff report stated that this is a model downtown historic preservation project.

The subject property has a lot depth of approximately 160 feet, which is deep for a downtown site, and the site is also unique in that the low-rise historic structures are flanked by high-rise buildings and so increased development is appropriate on this site.

In addition, the subject site has a fairly steep grade and due to the preservation of the historic buildings on the F Street frontage, the parking is pushed further to the southern end of the site resulting in FAR utilized for parking. This is a very unusual condition in the downtown area where parking is rarely charged against FAR.

#31

Board of Zoning Adjustment
District of Columbia
CASE NO.16581
EXHIBIT NO.31

The uniqueness of the site and the practical difficulty which would occur to the applicant by reducing FAR when there is no historic preservation need to do so and the practical difficulty imposed by the extensive historic preservation effort of significant portions of buildings in this project and the recognition that this relief can be granted without any substantial detriment to the Zoning Regulations, leads the ANC to be in support of this project.

This letter is submitted so that the Board of Zoning Adjustment may give the ANC's views the great weight to which they are entitled.

Very truly yours,

Norma Davis
Vice Chair, ANC 2C

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