ANC 2F ADVISORY NEIGHBORHOOD COMMISSION 2F
GOVERNMENT OF THE DISTRICT OF COLUMBIA
P.O. Box 9348, Mid-City Station, Washington, DC 20005
Telephone: (202) 667-0052 Fax: (202) 667-0053

DISTRICT OF COLUMBIA
DEC -6 A 11:24

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

December 2, 2000

Board of Zoning Adjustment
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: 1210-1216 Massachusetts Avenue, NW, The JBG Companies, Applicant
BZA Case No. 16641

Dear Chairperson and Members of the Board:

At its regularly scheduled and publicly advertised meeting on November 1, 2000, at which a quorum of five out of six commissioners was present, ANC 2F voted 5-0 to support this application for a special exception from the roof structure setback requirements of Section 411 and variances from the residential recreation space requirement of 15 percent of gross floor area provided for in Section 773.3 and the area of closed court requirements of Section 776.4 of 11 DCMR.

This matter was considered in detail at the October 24, 2000, meeting of the ANC's Community Development Committee (CDC), at which JGC Companies presented detailed elevations of the proposed apartment building development and explained the nature of the relief sought from the zoning regulations. The CDC welcomed the proposed residential development replacing a long-vacant lot, and recognized the difficulties posed by the odd shape of the lot. The proposed design was well received by members of the community, and the general opinion was that the minor departures from the zoning requirements would not have an adverse effect on neighboring buildings and residents.

We therefore urge the Board to grant the relief sought in this case.

Sincerely,

Leslie Miles
Chair

BZA
Case No. 16641
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.16641
EXHIBIT NO.27