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

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

RECEIVED
D.C. OFFICE OF ZONING
2001 FEB 14 AM 8:44

February 13, 2001

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 February 7, 2001, at which a quorum was present, ANC 2F voted 6-0 to support the applicant's request for a modification to its previous 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. The modification involves the addition of two stories, raising the height from 110 to 130 feet without the one-to-one setback at 110 feet required by the zoning regulations.

This matter was considered in detail at the January 23, 2001, meeting of the ANC's Community Development Committee (CDC), at which JBG Companies presented the revised elevations of the proposed apartment building development and explained the nature of the relief sought from the zoning regulations. The CDC voted 10-0 to support to requested modification, but noted that it hopes the additional height will allow the developers to charge lower rents than would otherwise be the case. The ANC approved the CDC's recommendations.

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

Sincerely,

David Stephens
Chairman

BZA
Case No. 16641
Exhibit No. 44

Board of Zoning Adjustment
District of Columbia
CASE NO.16641
EXHIBIT NO.44