Foggy Bottom and West End
Advisory Neighborhood Commission (ANC-2A)

c/o St. Mary's Court 725 24th Street, NW Washington, DC 20037 (202) 736-1775

March 23, 2001

BZA#16687

Mr. Robert Sockwell, Chair,
Board of Zoning Adjustment
441 4th Street, NW, Room 210
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2001 MAR 26 AM 11: 19

Re: Resolution in Support of Variances Required for JBG/JER 2440 M Street, NW Apartment Building

Dear Mr. Sockwell and Members of the Board:

At its regularly scheduled monthly public meeting on March 21, 2001, properly noticed and with a quorum of five of the six commissioners present, ANC-2A passed the enclosed Resolution #01-3A6 to support the request for variances and an exception, to build an apartment building of 141 units for permanent residents. The fourth variance, removal of the berm, will increase the commercial space in excess of the allowed amount; but will improve the appearance of the building and the applicants have stated that they will not use this as a precedent for future construction. Therefore ANC-2A supports this request.

Respectfully submitted.

James E. Patterson

James E. Patterson, Secretary
Advisory Neighborhood Commission 2A

Enclosure (1) Resolution #01-3A6

cc: JBG/JER

BZA
Case No. 16687
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.16687
EXHIBIT NO.25

THE FOGGY BOTTOM AND WEST END ADVISORY NEIGHBORHOOD COMMISSION (ANC-2A) passed the following Resolution #01-3A6

Resolution in Support of Variances Required for JBG/JER 2440 M Street, NW Apartment Building

WHEREAS, JBG/JER proposes to build an apartment building of approximately 141 units at 2440 M Street, NW; and,

WHEREAS this apartment building will enhance the residential character of Foggy Bottom/West End and bring new permanent residents to our neighborhood; and,

WHEREAS many of these residents will pay District of Columbia income and other taxes, increasing revenues to the District's treasury; and,

WHEREAS JBG/JER requires an exception and two variances from zoning requirements to allow the proposed apartment building to have (1) an elevator penthouse without a setback, (2) balconies and bay windows over an alley, (3) and less residential recreation space than specified in law; and,

WHEREAS plans to remove a berm in front of the 25th Street Side of the existing commercial office building will lead to commercial FAR of 2.3 exceeding the 2.0 allowed for a C-2-C project, thereby requiring another variance; and,

WHEREAS these variances and exception collectively will not have a deleterious impact on the neighborhood and in two instances (the balconies and bay windows and removal of the berm) will actually result in a better design and improved streetscape;

THEREFORE BE IT RESOLVED that ANC-2A supports JBG/JER's request for the aforementioned variances and exception, and

BE IT FURTHER RESOLVED that ANC-2A does not intend by its support for a variance of the commercial FAR for this project that a precedent be established for allowing more commercial FAR than that permitted by law for a C-2-C site.

DATE: March 21, 2001

SMD	AYE	NAY	ABSTAIN	ABSENT	MOVED	SECONDED
01 ELLIOTT				✓		
02 PRICE	✓				✓	
03 TYLER	✓					
04 PATTERSON	✓					✓
05 MILLER	✓					
06 MAROOTIAN	✓					

James E. Patterson

~~CHAIRPERSON~~/SECRETARY