ANC 2F ADVISORY NEIGHBORHOOD COMMISSION 2F
GOVERNMENT OF THE DISTRICT OF COLUMBIA
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Commissioners:
2F01 David Stephens, *Chair*
2F02 Jim Brandon
2F03 vacant
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2F05 Leslie Miles, *Vice Chair*
2F06 Bob Hinterlong, *Treasurer*

October 19, 2001

Board of Zoning Adjustment
441 4th Street, N.W.
Room 210
Washington, D.C. 20001

Re: BZA Application No. 16775
1012 10th Street, N.W., National Medical Association

Dear Members of the Board:

At its regularly scheduled October 3, 2001, public meeting at which a quorum was present, Advisory Neighborhood Commission 2F voted unanimously (5-0) to support the applicant's request for variance and special exception relief to build a new headquarters building at its existing site at 1012 10th Street, N.W., with the proviso that the Association lease 12 parking spaces off-site so that the required number of spaces is provided for the building (12 off-site and one on-site space).

The Commission agreed with the findings of its Community Development Committee that the subject site is unique due to its small size and that the size and narrowness of this lot adversely impact the applicant's ability to comply with the Zoning Regulations. The Commission notes that the narrowness of the lot prevents the provision of on-site parking, as it is impossible to construct any ramps to parking below grade. There is no need for rear access for a loading berth as it may be more efficiently provided in a "no parking zone" at the front of the building, and a service delivery space is provided at the rear. Likewise, ANC 2F finds that a variance from the rear yard requirement is appropriate due to the small depth of the lot and the fact that no other use would be impacted by the granting of the variance relief. A variance from the time limit for the issuance of the certificate of occupancy for the non-residential use is appropriate, as the property will be entering into a combined lot development agreement with property located in Square 517.

The narrowness of the lot also necessitates a special exception from the roof structure provisions, as it is impossible to construct a roof structure consistent with the Zoning Regulations and meet the setback requirements due to the 34' width of the lot. The roof structure is set back in compliance with the regulations from its 10th Street frontage.

ANC 2F hopes that the requested relief will enable the National Medical Association to remain in the District of Columbia. Thank you for giving great weight to our views.

Sincerely,

David Stephens
Chair

Serving Logan Circle, Thomas Circle, Old City, Blagden Alley, Franklin Square, and parts of Shaw and Downtown

BZA
Case No. 16775
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.16775
EXHIBIT NO.25