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
2F04 Helen M. Kramer, *Secretary*
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. 16778
1108 K Street, N.W.

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 application of the Hampton Inn.

The Commission agreed with the findings of its Community Development Committee that the subject site is unique due to its small size and the protrusion of the public alley at the southeast frontage of the site. A practical difficulty was found to exist in complying with the loading berth requirements, as the applicant provides the number of berths required but one of the berths is not 55' in length. The applicant has instead stacked the 10' x 20' service delivery space with a 12' x 30' berth and, by the layout, effectively provides a 12' x 55' space if it is ever needed. ANC 2F also supports the variance from the parking requirements to permit stacked parking, which is more appropriate for a hotel project where stacked valet parking is the norm.

The variance concerning the certificate of occupancy being issued for the non-residential hotel space in advance of the required residential space in a combined lot development is consistent with the recent action of the Zoning Commission permitting such arrangements. However, this project would not meet the standards for the escrow, as the combined lot agreement was entered into prior to the adoption of those regulations. The ANC wishes to encourage utilization of this long undeveloped site and believes that this variance request is appropriate provided a combined lot development covenant is recorded prior to the issuance of building permits for the non-residential portion of the development.

Lastly, ANC 2F supports a special exception from the roof structure provisions, as it is not practical to set back the roof structure a distance equal to its height on the interior of the site. Compliance would not further the intent of the regulations, as it would only push the roof structure closer to the street frontages and would adversely affect the lobby layout of the hotel.

For all of the above reasons, ANC 2F supports the application with the noted condition, and urges the Board of Zoning Adjustment to approve the relief requested at the BZA public hearing on October 30, 2001. Thank you for giving great weight to our views.

BZA
Case No. 16778
Exhibit No. 22

Sincerely,

David Stephens
Chair

Board of Zoning Adjustment
District of Columbia
CASE NO.16778
EXHIBIT NO.22